



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Won Sang Song
DOCKET NO.: 16-03100.001-R-1
PARCEL NO.: 15-21-219-118

The parties of record before the Property Tax Appeal Board are Won Sang Song, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$24,006
IMPR.: \$89,183
TOTAL: \$113,189

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2016 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story single-family townhouse of wood-siding exterior construction with 1,636 square feet of living area. The dwelling was constructed in 2013. Features of the home include a basement with some finished area, central air conditioning, and a 420-square foot attached garage. The property is located in Buffalo Grove, Vernon Township, Lake County.

The taxpayer's appeal is based on overvaluation. In support of this argument, the appellant submitted information on six comparable sales located from .15 to .31 of a mile from the subject property. The comparables are described as two-story single-family townhomes of wood-siding exterior construction with either 1,636 or 1,784 square feet of living area. The dwellings were constructed from 2006 to 2012. Features of the comparables include basements with three comparables having a finished area. All dwellings have central air conditioning and three have a fireplace. Each comparable has an attached garage with 420 square feet of building area. The properties sold from June 2014 to August 2015 for prices ranging from \$320,000 to \$395,000 or

from \$195.60 to \$228.91 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$106,875, representing a market value of approximately \$320,625 or \$195.98 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$113,189. The subject's assessment reflects a market value of \$341,342 or \$208.64 per square foot of living area including land, when applying the 2016 three-year average median level of assessment for Lake County of 33.16% as determined by the Illinois Department of Revenue.

The board of review submitted information on four comparable sales located from .03 to .152 of a mile from the subject property; board of review comparable #3 is the same property as appellant's comparable #5. The comparables are improved with two-story single-family townhomes of wood-siding exterior construction with either 1,636 or 1,784 square feet of living area. The dwellings were constructed from 2011 to 2013. Each comparable has a basement with three comparables having finished area. All dwellings have central air conditioning and an attached garage with 420 square feet of building area. The properties sold from June 2015 to May 2016 for prices ranging from \$366,500 to \$395,000 or from \$214.97 to \$232.27 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be affirmed.

Conclusion of Law

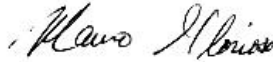
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal, the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted a total of nine suggested sale comparables for the Board's consideration, where one comparable was submitted by both parties. The Board gave less weight to appellant's comparables #1, #2, #3, #4 and #6 due to their older age as built in 2006 or 2007 when compared to the subject which was built in 2013. Appellant's comparables #1 and #6 also have sale dates of July 2014 and June 2014, respectively, which are dated when compared to the subject's January 2016 assessment date and thus less indicative of the market value.

The Board finds the best evidence of market value to be appellant's comparable sale #5/board of review comparable #3 along with all of the board of review comparable sales. The Board finds these comparables are most similar to the subject in location, site size, dwelling size, age, design and features. These comparables sold for prices ranging from \$366,500 to \$395,000 or from \$214.97 to \$232.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$341,342 or \$208.64 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the

subject was overvalued and, therefore, the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds that a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: _____

February 13, 2019



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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