



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

APPELLANT: Sherwin Shang  
DOCKET NO.: 21-01236.001-R-1  
PARCEL NO.: 11-29-405-005

The parties of record before the Property Tax Appeal Board are Sherwin Shang, the appellant, by attorney Gregory Riggs of Tax Appeals Lake County in Lake Zurich; 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:** \$50,137  
**IMPR.:** \$222,071  
**TOTAL:** \$272,208

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 2021 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 dwelling of brick exterior construction with 5,065 square feet of living area. The dwelling was constructed in 2002. Features of the home include a basement, central air conditioning, three fireplaces and a 796 square foot garage. The property has an approximately 20,007 square foot site and is located in Vernon Hills, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales that have the same assessment neighborhood code as the subject and are located within .22 of mile from the subject property. The comparables have sites that range in size from 14,810 to 22,569 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and frame exterior construction ranging in size from 4,638 to 5,550 square feet of living area. The dwellings were

built from 2001 to 2006. The comparables each have a basement, two of which are walk outs. Each comparable has central air conditioning, two fireplaces and a garage ranging in size from 893 to 1,070 square feet of building area. Comparable #1 has a 512 square foot inground swimming pool. The comparables sold from May 2019 to October 2020 for prices ranging from \$790,000 to \$925,000 or from \$163.95 to \$170.33 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$272,208. The subject's assessment reflects a market value of \$818,671 or \$161.63 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales that have the same assessment neighborhood code as the subject and are located within .14 of a mile from the subject property. The comparables have sites that range in size from 15,090 to 21,590 square feet of land area. The comparables are improved with two-story dwellings of brick or brick and wood siding exterior construction ranging in size from 4,153 to 4,677 square feet of living area. The dwellings were built from 1997 to 2004. Each comparable has a basement, central air conditioning, one to four fireplaces and a garage ranging in size from 653 to 946 square feet of building area. The comparables sold from May 2020 to November 2021 for prices ranging from \$702,500 to \$854,000 or from \$168.75 to \$187.57 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 record contains eight suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #1 due to its inground swimming pool, not a feature of the subject. The Board has also given less weight to the appellant's comparable #3 as its sale date occurred 19 months prior to the lien date at issue and is thus less likely to be indicative of the subject's market value as of January 1, 2021. The Board has given reduced weight to board of review comparables #1, #4 and #5 due to their smaller dwelling sizes when compared to the subject.

The Board finds the best evidence of market value to be the appellant's comparable #2, along with board of review comparables #2 and #3, which sold proximate in time to the assessment date at issue and are similar to the subject in location, dwelling size, design, age and some features. These three comparables sold from October 2020 to November 2021 for prices ranging from \$825,000 to \$854,000 or from \$163.95 to \$187.57 per square foot of living area, including

land. The subject's assessment reflects a market value of \$818,671 or \$161.63 per square foot of living area, including land, which falls below the range established by the best comparable sales in the record. Based on this record, the Board finds no reduction in the subject's assessment is 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:

September 19, 2023



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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