



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

APPELLANT: Lik Kwong
DOCKET NO.: 21-01260.001-R-1
PARCEL NO.: 07-17-311-009

The parties of record before the Property Tax Appeal Board are Lik Kwong, 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: \$22,363
IMPR.: \$93,029
TOTAL: \$115,392

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 wood siding exterior construction with 2,411 square feet of living area. The dwelling was constructed in 1998. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 420 square foot garage. The property has a 10,330 square foot site and is located in Gurnee, Warren Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales that have the same assessment neighborhood code as the subject and are located within .47 of mile from the subject property. The comparables have sites that range in size from 6,970 to 8,230 square feet of land area. The

appellant reported the comparables are improved with one-story¹ or two-story dwellings of wood siding exterior construction ranging in size from 2,236 to 2,506 square feet of living area. The dwellings were built from 1996 to 1998. The comparables each have a basement, two of which have finished area. Each comparable has central air conditioning and a garage ranging in size from 460 to 529 square feet of building area. Four comparables each have a fireplace. The comparables sold from January to August 2020 for prices ranging from \$270,000 to \$290,000 or from \$111.73 to \$128.43 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 \$115,392. The subject's assessment reflects a market value of \$347,044 or \$143.94 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 .36 of a mile from the subject property. The comparables have sites that range in size from 7,840 to 11,760 square feet of land area. The board of review reported that the comparables are improved with one-story² or two-story dwellings of wood siding exterior construction ranging in size from 2,196 to 2,411 square feet of living area. The dwellings were built from 1993 to 1996. The comparables each have a basement, two of which have finished area. Each comparable has central air conditioning and a garage ranging in size from 400 to 529 square feet of building area. Four comparables each have a fireplace. The comparables sold from August 2020 to July 2021 for prices ranging from \$342,500 to \$391,500 or from \$147.68 to \$169.40 per square foot of living area, including land.

The board of review also contends that the subject benefits from its location backing up to a golf course and pond, a positive market condition as depicted in an image from Lake County Maps Online website. The board of review provided a Multiple Listing Service data sheet associated with the subject's 2013 sale that states "Location! Stunning home on a premium cul-de-sac lot backing to the conservancy and 4th green of the golf course!"

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

¹ The appellant's comparables #2, #4 and #5 each have a ground floor area of 740 square feet with above ground areas of either 2,327 or 2,258 square feet, suggesting the dwellings are part two-story.

² The board of review's comparable #4 has a ground floor area of 1,822 square feet with an above ground area of 2,242 square feet, suggesting the dwelling is part two-story.

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 ten suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2, #3 and #4, as well as board of review comparables #1, #3 and #4 due to their lack of finished basement area, a feature of the subject.

The Board finds the best evidence of market value to be the parties' remaining comparables, which have finished basement area, like the subject and are similar to the subject in location, dwelling size, age and some features. The comparables sold from January 2020 to June 2021 for prices ranging from \$280,000 to \$391,500 or from \$111.73 to \$162.38 per square foot of living area, including land. The subject's assessment reflects a market value of \$347,044 or \$143.94 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is warranted.

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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