



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

APPELLANT: Weiran Pan  
DOCKET NO.: 08-02890.001-R-1  
PARCEL NO.: 16-32-312-038

The parties of record before the Property Tax Appeal Board are Weiran Pan, the appellant, and the Lake County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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:** \$69,856  
**IMPR.:** \$163,705  
**TOTAL:** \$233,561

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with an owner occupied single family dwelling improved with a two-story single family dwelling with a brick and wood siding exterior that contains 3,554 square feet of living area. The dwelling is approximately 16 years old with a partial basement, central air conditioning, a fireplace and a 704 square foot attached garage. The property is located in Deerfield, West Deerfield Township, Lake County.

The subject property is an owner occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 07-02336.001-R-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$227,222 based on the evidence submitted by the parties.

In the instant appeal the appellant submitted information on four comparables described as two-story dwellings of brick or brick and wood siding exterior construction that range in size from 3,435 to 3,938 square feet of living area. These properties ranged in age from 10 to 11 years old and had similar features as the subject property. The comparables had improvement assessments ranging from \$51.47 to \$61.35 per square foot of

living area. The appellant also indicated that comparables #3 and #4 sold in October 2008 and March 2007 for prices of \$950,000 and \$925,000 or \$241.24 and \$247.19 per square foot of living area, land included, respectively. The appellant also submitted an article from *Standard & Poor's* and an article from CNNMoney.com asserting that prices of homes had continued to drop.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject property totaling \$283,566 was disclosed. The board of review asserted that the subject property is an owner occupied residence and that 2007 was the first year of the general assessment cycle. The board of review also asserted that West Deerfield Township had an equalization factor in 2008 of 1.0279. The board of review argued that pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) the 2007 assessment as determined by the Property Tax Appeal Board should be carried forward to 2008 subject to equalization. The board of review requested the subject's assessment be reduced to \$233,561.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds the assessment as determined in the 2007 assessment appeal issued by the Property Tax Appeal Board should be carried forward to 2008 subject only to equalization.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The record disclosed the Property Tax Appeal Board issued a decision in Docket Number 07-02336.001-R-1 reducing the subject's 2007 assessment to \$227,222. The record further indicates that the subject property is an owner occupied residence and that 2007 and 2008 are within the same general assessment period. The record contains no evidence indicating the subject property sold in an arm's length transaction subsequent to the Board's decision or that the 2007 decision of the Property Tax Appeal Board was reversed or modified upon review. For these reasons the Property

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Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision subject to the application of the 2008 township equalization factor for West Deerfield Township of 1.0279.

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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario M. Louie*

Member

*Shawn P. Lerski*

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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: October 22, 2010

*Allen Castrovillari*

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 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 the subsequent year 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.

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.