



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

APPELLANT: Fei Zhang
DOCKET NO.: 09-03446.001-R-1
PARCEL NO.: 14-21-411-031

The parties of record before the Property Tax Appeal Board are Fei Zhang, 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: \$25,192
IMPR.: \$65,337
TOTAL: \$90,529

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story single family dwelling of frame construction that contains 1,544 square feet of living area. The dwelling was built in 1986. Features include a slab foundation, central air conditioning, and a two-car attached garage. The subject property has a 9,035 square foot site and is located in Lake Zurich, Ela Township, Lake County.

The appellant contends overvaluation and assessment inequity as the bases of the appeal. In support of this argument the appellant submitted information on four comparables improved with two-story single family dwellings that had either 1,544 or 2,080 square feet of living area. The dwellings were constructed in 1986 and 1987. Three comparables have no basements and one comparable has a basement that is partially finished. Each comparable has central air conditioning, two comparables each have one fireplace and each comparable has a two-car garage with either 400 or 440 square feet of building area. These properties had the same neighborhood code as the subject and sites ranging in size from 8,713 to 10,780 square feet of land area. These properties sold from July 2007 to July 2009 for prices ranging from \$236,000 to \$313,000 or from \$113.46 to \$202.72 per square foot of living area, including land. The appellant also

indicated the subject property sold in April 2003 for a price of \$258,500.

These same comparables had improvement assessments ranging from \$65,510 to \$79,177 or from \$35.49 to \$51.28 per square foot of living area.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$88,666 and the improvement assessment be reduced to \$63,474 or \$41.11 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject totaling \$98,623 was disclosed. The subject's total assessment reflects a market value of \$300,131 or \$194.39 per square foot of living area, including land, when applying the 2009 three year average median level of assessments for Lake County of 32.86%. The subject has an improvement assessment of \$73,431 or \$47.56 per square of living area. Upon reviewing the appellant's evidence the board of review agreed to revise the assessment to \$91,658.

The appellant was notified of the board of review proposed assessment and rejected the offer. The appellant again requested the subject's assessment be reduced to \$88,666.

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 the appeal. The Board further finds the evidence in the record supports reduction in the subject's assessment.

The appellant argued in part overvaluation as a basis of the appeal. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). 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 met this burden of proof and a reduction in the subject's assessment is warranted.

Initially, the Board finds the Lake County Board of Review submitted no evidence to refute either the appellant's overvaluation or assessment inequity arguments. The Board further finds the best evidence of market value include appellant's comparables #1 and #2, which were improved with dwellings practically identical to the subject in location, age, style, size and features. These two properties sold in July 2009 for prices of \$285,000 and \$266,000 or \$184.59 and \$172.28 per square foot of living area, including land, respectively. As previously stated, the subject's assessment reflects a market value of \$300,131 or \$194.39 per square foot of living area, including land, which is above the price of the best comparables

in the record. Based on this record the Board finds the subject property had a market value of \$275,500 as of January 1, 2009. Since market value has been determined the 2009 three year average median level of assessments for Lake County of 32.86% shall apply. (86 Ill.Admin.Code 1910.50(c)(1)).

The Board further finds that considering the reduction to the subject's assessment based on the market value finding herein an additional reduction based on assessment inequity 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: September 21, 2012

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.