

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Yanhau Shi
DOCKET NO.: 07-03964.001-R-1
PARCEL NO.: 09-03-400-034

The parties of record before the Property Tax Appeal Board are Yanhau Shi, the appellant; and the DuPage County Board of Review.

The subject property consists of a part two-story and part one-story single family dwelling with a brick and cedar exterior. The dwelling contains 3,053 square feet of living area and was built in 2001. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 735 square foot attached garage. The property is located in Clarendon Hills, Downers Grove Township, DuPage County.

The appellant contends the subject's assessment is excessive based on comparable sales. In support of this argument the appellant explained she purchased the subject property in October 2002 for a price of \$585,000. The appellant submitted a list of 27 sales that are located in Clarendon Hills, in the same school district as the subject property. She explained these sales occurred at a point in time similar to when she purchased the subject for a price similar to what was paid for the subject property. The information disclosed the sales occurred from January 2002 to August 2003 for prices ranging from \$500,000 to \$690,000. These properties had total assessments ranging from \$152,850 to \$302,400. The appellant then developed a ratio by multiplying the 2007 assessment for each comparable and the subject by three and then dividing the product by the sales price for the subject and each of the comparables. The ratios range from .78 to 1.37 while the subject had a ratio of 1.41. She argued that the subject's ratio was at the high end of the range.

The appellant also completed a grid analysis on the residential appeal petition for three of the comparables. The comparables were improved with either a two-story or a part two-story and part one-story dwelling that ranged in size from 2,508 to 4,306 square feet of living area. The comparables were originally constructed from 1931 to 1951. Each comparable had a basement, two have either one or two fireplaces, two had central air conditioning and each had a garage ranging in size from 484 to

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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 DuPage County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	85,000
IMPR.:	\$	159,610
TOTAL:	\$	244,610

Subject only to the State multiplier as applicable.

576 square feet. The comparables sold from March 2002 to March 2003 for prices ranging from \$550,000 to \$597,000. These properties had total assessments that ranged from \$206,160 to \$229,190 and improvement assessments ranging from \$126,380 to \$161,510 or from \$37.51 to \$60.25 per square foot of living area.

Based on this evidence the appellant requested the subject's total assessment be reduced to \$225,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$275,850 was disclosed. The subject's assessment reflects a market value of approximately \$879,620 or \$288.12 per square foot of living area using the 2007 three year median level of assessments for DuPage County of 31.36%. The subject has an improvement assessment of \$190,850 or \$62.51 per square foot of living area.

In support of the assessment the board of review submitted information on three comparables located in the subject's neighborhood. A map submitted by the board of review disclosed the comparables were located in close proximity and along the same street as the subject. The comparables were improved with part two-story and part one-story dwellings of frame construction that ranged in size from 2,693 to 3,297 square feet of living area. These comparables were constructed from 2000 to 2006. Each comparable had a partial or full basement with one being partially finished. Each comparable had central air conditioning, one fireplace and attached garage ranging in size from 501 to 581 square feet. These properties had improvement assessments ranging from \$167,570 to \$211,690 or from \$62.22 to \$67.14 per square foot of living area. These comparables sold from February 2005 to September 2007 for prices ranging from \$640,000 to \$780,000 or from \$236.58 to \$274.10 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

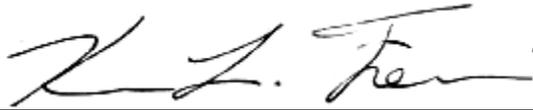
After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The Board finds the best evidence relative to the market value of the subject property as of the assessment date at issue was presented by the board of review. The board of review's comparables were similar to the subject in location, age, style, construction and features. The comparables were improved with part two-story and part one-story dwellings of frame construction that ranged in size from 2,693 to 3,297 square feet of living area. These comparables were constructed from 2000 to 2006. Each comparable had a partial or full basement with one being partially finished. Each comparable had central air conditioning, one fireplace and attached garage ranging in size from 501 to 581 square feet. These comparables sold from

February 2005 to September 2007 for prices ranging from \$640,000 to \$780,000 or from \$236.58 to \$274.10 per square foot of living area. The comparable that sold at the high end of the range on a per square foot basis was slightly smaller than the subject but superior to the subject in that it had a partial finished basement. The subject's assessment reflects a market value of approximately \$879,620 or \$288.12 per square foot of living area using the 2007 three year median level of assessments for DuPage County of 31.36%, which is above the range established by the best comparables in the record. Based on these sales the Property Tax Appeal Board finds the subject property had a market value of \$780,000 as of January 1, 2007. Since market value has been established the 2007 three year median level of assessments for DuPage County of 31.36% shall apply.

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.

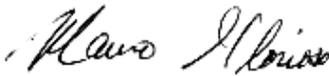
Chairman



Member



Member



Member



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: June 19, 2009



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.