



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

APPELLANT: Liaohai Chen
DOCKET NO.: 08-04110.001-R-1
PARCEL NO.: 09-22-104-109

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

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change 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: \$53,940
IMPR.: \$224,180
TOTAL: \$278,120

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a two-story brick and cedar dwelling containing 4,198 square feet of living area that was built in 2005. Amenities include a full unfinished basement, central air conditioning, two fireplaces, and a 734 square foot attached garage. Ancillary features include a 251 square foot deck and two patios totaling 108 square feet. The dwelling is situated on an 11,761 square foot lot.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant offered an appraisal of the subject property.

The appraisal submitted by the appellant was prepared by a state licensed appraiser and conveys an estimated market value for the subject property of \$700,000 as of February 27, 2009 using the sales comparison approach to value. Under the sales comparison approach, the appraiser selected four suggested comparable sales and two listings that are located from 1 block to .72 of a mile from the subject. The comparables consist of two-story dwellings with brick and cedar exteriors. The dwellings are from 2 to 9

years old. Four comparables have full unfinished basements and two comparables have full partially finished basements. Other features include central air conditioning, one or two fireplaces and three-car attached garages. Ancillary amenities include fencing, decks, patios and a gazebo. The dwellings range in size from 3,222 to 3,985 square feet of living area and are situated on lots that range in size from 10,296 to 24,900 square feet of land area. Four comparables sold from August 2008 to December 2008 for prices ranging from \$633,000 to \$770,000 or from \$181.72 to \$203.97 per square foot of living area including land. The two listings were offered for prices of \$779,000 and \$779,900 or \$195.48 and \$216.52 per square foot of living area including land.

The appraiser adjusted the comparables for differences when compared to the subject in date of sale, site, quality of construction, room count, living area, finished basement area, number of fireplaces, and ancillary features like gazebos, patios, decks and fencing. The adjustments resulted in adjusted sale prices ranging from \$688,600 to \$734,500 or from \$185.14 to \$213.72 per square foot of living area including land. The appraiser adjusted the two offerings in a similar manner, but made an adjustment for being a listing as opposed to an adjustment for date of sale. The adjusted listing prices were \$707,400 and \$741,300 or \$177.52 and \$205.80 per square foot of living area including land. Based on these adjusted sales and offerings, the appraiser concluded the subject property has a fair market value of \$700,000 or \$166.75 per square foot of living area including land as of February 27, 2009.

Based on this evidence, the appellant requested a total assessment reduction to \$233,333 reflecting a market value of approximately \$701,332.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$278,120 was disclosed. The subject's assessment reflects an estimated market value of \$835,948 or \$199.13 per square foot of living area including land using DuPage County's 2008 three-year median level of assessments of 33.27%.

In support of the subject's assessment, the board of review submitted a two page letter analyzing both parties comparables, a grid analysis of five suggested comparable properties as well as the appellant's comparables and the property record cards for both parties comparables.

The board of review comparables consist of two-story dwellings of frame construction. The board of review supplied a map depicting the location of both parties' comparables in relation to the subject. The comparables were built from 2002 to 2007. The comparables have full unfinished basements, central air conditioning, a fireplace and attached garages ranging in size from 455 to 852 square feet of building area. Ancillary amenities include decks, porches and patios. The dwellings range in size

from 3,600 to 4,336 square feet of living area and are situated on lots that range in size from 7,957 to 11,105 square feet of land area. The comparables sold from June 2006 to September 2007 for prices ranging from \$725,000 to \$842,500 or from \$194.30 to \$229.27 per square foot of living area including land.

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 these appeals. The Board further finds no reduction in the subject's assessment is warranted.

The appellant argued the subject property is overvalued. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179, 183, 728 N.E.2d 1256 (2nd Dist. 2000). The Board finds the appellant has not met this burden of proof.

The appellant submitted an appraisal of the subject property that was prepared by a state licensed appraiser and conveys an estimated market value of \$700,000 as of February 27, 2009 using the sales comparison approach to value. The board of review submitted five comparable sales in support of the subject's assessed valuation. The Board gave less weight to the value conclusion arrived at in the appraisal due to its effective date occurring over one year from the subject's January 1, 2008 assessment date. The Board will however analyze the raw market data contained in the appellant's appraisal.

The Board gave less weight to the appellant's comparables #2 and #4 due to their considerably smaller size when compared to the subject. The Board gave less weight to the board of review's comparables #1 and #2 due to their sale dates occurring greater than a year prior to the subject's January 1, 2008 assessment date. The Board finds the remaining five sales and two offerings submitted by both parties to be more probative of the subject's fair market value as of the January 1, 2008 assessment date. The five sales occurred from July 2007 to September 2008 for prices ranging from \$692,000 to \$829,045 or from \$181.72 to \$229.27 per square foot of living area including land. The two listings were offered for prices of \$779,000 and \$779,900 or \$195.48 and \$216.52 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$835,948 or \$199.13 per square foot of living area including land, which is within the range established by the most similar sales in the record and the two listings on a square foot basis. After considering adjustments to the comparables for any differences when compared to the subject, the Property Tax Appeal Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Acting 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: January 20, 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.