



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

APPELLANT: Limdi Madhur  
DOCKET NO.: 16-00309.001-R-1  
PARCEL NO.: 07-01-12-209-007-0000

The parties of record before the Property Tax Appeal Board are Limdi Madhur, the appellant, by Jerri K. Bush, Attorney at Law in Chicago; and the Will 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 Will County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$44,980  
**IMPR.:** \$207,912  
**TOTAL:** \$252,892

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2016 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 frame and brick exterior construction with 4,193 square feet of living area. The dwelling was constructed in 2007. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 787 square foot garage.<sup>1</sup> The property has a 10,625 square foot site and is located in Naperville, Wheatland Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales with three comparables located in same neighborhood as the subject and three comparables located over 2 miles from the subject in a different neighborhood. The comparables are described as two-story dwellings of frame exterior construction ranging in size from 4,084 to 4,615 square feet of living area. The dwellings were

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<sup>1</sup> The property record card submitted by the board of review indicates that the subject has frame and brick exterior and a fireplace which was not noted in the appellant's grid analysis.

constructed from 1999 to 2012. The comparables have basements, four of which have finished area. Each comparable has central air conditioning and a three-car garage. The comparables sold from March 2014 to June 2016 for prices ranging from \$640,000 to \$805,000 or from \$147.06 to \$176.50 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$252,892. The subject's assessment reflects a market value of \$760,349 or \$181.34 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Will County of 33.26% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review submitted information on four comparable sales located within .30 of a mile from the subject. The comparables are improved with two-story dwellings of frame exterior construction ranging in size from 4,004 to 4,387 square feet of living area. The dwellings were constructed from 2003 to 2011. Each comparable has a basement, two of which have finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 641 to 700 square feet of building area. The comparables sold from March 2014 to August 2016 for prices ranging from \$745,000 to \$965,000 or from \$182.06 to \$230.81 per square foot of living area, including land.

The board of review also submitted a map depicting the location of the subject and both parties comparables, along with a memo noting appellant's comparables #1, #2 and #3 were located in a different neighborhood than the subject. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

In rebuttal, the appellant's counsel submitted Multiple Listing Sheets for the board of review comparables.

### **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 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 Board finds the parties submitted ten comparable sales for consideration. The Board gave less weight to the appellant's comparables #1, #2 and #3 based on their location in a different neighborhood than the subject. The Board also gave less weight to the board of review comparable #1 which has a superior inground pool, hot tub and covered outdoor theater area as noted in the MLS sheet submitted by the appellant. The Board also gave less weight to appellant's comparables #5 and #6 along with board of review comparables #3 and #4 due to their 2014 sales which are dated and less indicative of market value as of the January 1, 2016 assessment.

The Board finds the best evidence of market value to be appellant's comparable #4 and the board of review comparable #2. These two comparables sold most proximate in time to the January 1, 2016, assessment. Both comparables are similar to the subject in location, dwelling size, design, age and most features. These properties sold in October 2015 and August 2016 for prices of \$805,000 and \$835,000 or \$174.43 and \$190.34 per square foot living area, including land. The subject's assessment reflects an estimated market value of \$760,349 or \$181.34 per square foot of living area, including land, which is well supported by the best comparable sales contained in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record the Board finds the appellant failed to demonstrate by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's assessment 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. 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.

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Chairman



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Member



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Member

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Member



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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: May 21, 2019



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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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