



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

APPELLANT: Muneeva, Inc.  
DOCKET NO.: 16-01266.001-R-1  
PARCEL NO.: 07-01-04-277-008-0000

The parties of record before the Property Tax Appeal Board are Muneeva, Inc., the appellant, by attorney Jerri K. Bush 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:** \$62,702  
**IMPR.:** \$162,330  
**TOTAL:** \$225,032

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 construction with 4,743 square feet of living area. The dwelling was constructed in 1994. Features of the home include an unfinished basement with 2,234 square feet of building area, central air conditioning, two fireplaces and a three-car attached garage with 813 square feet of building area. The property 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 seven comparable sales improved with two story dwellings of frame, brick or frame and brick construction that range in size from 3,937 to 5,061 square feet of living area. The dwellings were built from 1994 to 1998 and located in the subject's subdivision. Each comparable has a basement ranging in size from 1,542 to 2,431 square feet with six having finished area. Each comparable also has central air conditioning, one or two fireplaces and a three-car garage. The sales occurred from June 2015 to October 2016 for prices

ranging from \$519,000 to \$665,100 or from \$126.46 to \$160.58 per square foot of living area inclusive of the land. The appellant requested the subject's assessment be reduced to \$178,026, which would reflect a market value of approximately \$534,100 or \$112.61 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$225,032. The subject's assessment reflects a market value of \$676,584 or \$142.65 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 its contention of the correct assessment the board of review submitted information on eight comparable sales improved with two-story dwellings of frame construction that range in size from 4,364 to 5,061 square feet of living area. The homes were constructed from 1992 to 1999 and are located in the subject's subdivision. Each comparable has a basement ranging in size from 1,990 to 2,965 square feet with four being reported as having finished area. Each comparable has central air conditioning, one or two fireplaces and an attached garage ranging in size from 698 to 919 square feet of building area. The sales occurred from July 2014 to July 2017 for prices ranging from \$584,000 to \$825,000 or from \$126.46 to \$189.05 per square foot of living area, including land. Board of review sale #4 was the same as appellant's comparable sale #5.

The board of review requested no change be made to the subject's assessment.

In rebuttal the appellant's counsel submitted copies of the Multiple Listing Service (MLS) listing sheets for the board of review comparable sales. Counsel asserted that per the MLS listings comparables #1, #2, #3, #4, #5, #6 and #7 have additional bathrooms; comparables #2 #4 and #5 have finished basement area; and comparable #1 has an additional fireplace.

### **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 parties submitted 14 comparable sales to support their respective positions with one comparable being a common comparable sale. The comparables were similar to the subject property in location, style, age and general features. The Board gives less weight to appellant's comparables #2 and #6 due to differences from the subject in size. The Board gives less weight to board of review sales #1 and #2 as they sold from 14 to 19 months after the assessment date at issue and are less likely to be indicative of market value as of January 1, 2016. The Board gives less weight to board of review comparables #6, #7 and #8 as each of these properties sold in July 2014, approximately 17 months prior to the assessment date and are less likely to be indicative of market value as of January 1, 2016. The seven remaining sales submitted by the parties sold

from September 2015 to October 2016 for prices ranging from \$615,000 to \$825,000 or from \$126.46 to \$189.05 per square foot of living area, inclusive of the land. The subject's assessment reflects a market value of \$676,584 or \$142.65 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Only two of the best comparables sold for a price per square foot less than the subject property. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the 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: September 17, 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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