



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

APPELLANT: Ning Jiang
DOCKET NO.: 16-06384.001-R-1
PARCEL NO.: 09-22-101-075

The parties of record before the Property Tax Appeal Board are Ning Jiang, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; and the DuPage 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 **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$46,480
IMPR.: \$172,510
TOTAL: \$218,990

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the DuPage 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 3,593 square feet of living area. The dwelling was constructed in 2003. Features of the home include a full basement with finished area, central air conditioning, two fireplaces and a 3-car garage. The property has a 10,176 square foot site and is located in Darien, Downers Grove Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal with an estimated market value of \$588,000 as of March 25, 2016. The appraisal was prepared by James M. Risner, a State of Illinois certified residential real estate appraiser. The property rights appraised were fee simple and the appraisal was prepared for a mortgage refinance transaction. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value. Under the sales

comparison approach to value the appraiser utilized four comparable sales located within .14 of a mile from the subject property. The comparables are improved with two-story dwellings ranging in size from 3,138 to 3,845 square feet of living area. The dwellings have ages of 13 or 17 years old. The comparables have basements with finished area, central air conditioning, a fireplace and a three-car garage. The comparables have sites ranging in size from 9,583 to 17,970 square feet of land area. These comparables sold from September 2015 to March 2016 for prices ranging from \$572,500 to \$648,000 or from \$168.53 to \$182.44 per square foot of living area, including land. After making adjustments to the comparables for differences from the subject, the appraiser estimated the comparables had adjusted prices ranging from \$587,400 to \$628,700. Based on this data the appraiser estimated the subject had an estimated market value of \$588,000 as of January 1, 2016. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$218,990. The subject's assessment reflects a market value of \$657,825 or \$183.09 per square foot of living area, land included, when applying the 2016 three-year average median level of assessment for DuPage County of 33.29% as determined by the Illinois Department of Revenue.

The board of review noted the appellant submitted an appraisal dated 3/25/2016 and its intended use was for a mortgage finance transaction. In addition, the board of review noted differences in gross living area, lot size and features between the subject and appellant's comparables. The board of review also indicated that appraiser only made a \$.38 per square foot adjustment for the lot size difference when compared to the subject.

In support of its contention of the correct assessment of the subject property the board of review provided information on five comparable sales located within the same neighborhood code as the subject as defined by the township assessor. The comparables are improved with part 2-story and part one-story dwellings ranging in size from 3,267 to 3,657 square feet of living area. The dwellings were constructed from 1996 to 2003. The comparables have unfinished basements. Four comparables have central air conditioning. Each comparable has a fireplace and a garage ranging in size from 560 to 763 square feet of building area. The comparables have sites ranging in size from 8,084 to 13,407 square feet of land area. The comparables sold from May 2015 to February 2016 for prices ranging from \$639,800 to \$683,500 or from \$185.17 to \$199.76 per square foot of living area, including land. The board of review also provided a map depicting the locations of the comparables submitted by both parties. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 gave less weight to the conclusion of value contained in the appellant's appraisal as of the assessment date at issue. The Board finds the appellant's appraisal was performed for refinancing purposes with an effective date of March 25, 2016 which limited the use of some 2015 sales that were more similar in size to the subject property that were supplied by the board of review. Therefore, these factors undermine the appraiser's final opinion of value as of the assessment date at issue. Therefore, the Board will look at the raw sales data in the appraisal.

The Board finds the parties submitted eight comparable sales for the Board's consideration. The Board gave less weight to board of review comparables #2, #3 and #5 due to their distant location to the subject as depicted on a map provided by the board of review.

The Board finds the best evidence of market value to be the comparable sales in the appraisal submitted by the appellant along with board of review comparables #1 and #4. These five comparables are most similar to the subject in location, size, design, age and features. These properties sold from May 2015 to March 2016 for prices ranging from \$572,500 and \$683,500 or from \$168.53 to \$186.90 per square foot of living area, including land. The subject's assessment reflects a market value of \$657,825 or \$183.09 per square foot of living area, land included which falls within the range as established by the best comparables in the record. After considering adjustments to the best comparables in the record, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no reduction in subject's assessment 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. 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.

Chairman



Member

Member



Member

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: April 23, 2019



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Ning Jiang, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

DuPage County Board of Review
DuPage Center
421 N. County Farm Road
Wheaton, IL 60187