



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

APPELLANT: Jitendra T. & Varsha J. Shah
DOCKET NO.: 17-01657.001-R-1
PARCEL NO.: 07-01-00-003-007-0000

The parties of record before the Property Tax Appeal Board are Jitendra T. & Varsha J. Shah, the appellants, by attorney Jessica Hill-Magiera in Lake Zurich; 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: \$64,070
IMPR.: \$162,389
TOTAL: \$226,459

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2017 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 part two-story and a part one-story dwelling of frame exterior construction with 4,099 square feet of living area. The dwelling was constructed in 2004. Features of the home include an unfinished basement, central air conditioning, a fireplace and an 824 square foot garage. The property is located in Naperville, Wheatland Township, Will County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on seven comparable sales located between .39 and .99 of a mile of the subject property. The comparables consist of two-story dwellings ranging in size from 3,505 to 4,047 square feet of living area. The appellants did not disclose the exterior construction of the dwellings. The dwellings were constructed from 1994 to 2005. The comparables each have a basement, central air conditioning, a fireplace and a garage ranging in

size from 623 to 807 square feet of building area. The comparables sold from February 2016 to June 2017 for prices ranging from \$413,750 to \$607,000 or from \$118.05 to \$149.99 per square foot of living area, including land. Based on this evidence, the appellants 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 \$226,459. The subject's assessment reflects a market value of \$679,649 or \$165.81 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Will County of 33.32% as determined by the Illinois Department of Revenue.

With respect to the appellants' evidence, the board of review submitted a memorandum critiquing the comparables submitted by the appellants' counsel.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same neighborhood code as the subject property. The comparables consist of two, part two-story and part one-story and two, two-story dwellings of frame or frame and brick exterior construction ranging in size from 3,949 to 5,088 square feet of living area. The dwellings were constructed from 2004 to 2012. Each comparables has a basement, with three having finished area. The comparables each have central air conditioning, a fireplace and a garage ranging in size from 664 to 738 square feet of building area. The comparables sold from December 2014 to June 2016 for prices ranging from \$825,000 to \$992,000 or from \$179.23 to \$215.24 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eleven suggested comparable sales for the Board's consideration. The Board gave less weight to the appellants' comparable sales due to their locations outside of the subject's neighborhood and/or their smaller dwelling sizes when compared to the subject. The Board also gave less weight to board of review comparables #3 and #4 due to their larger dwelling sizes when compared to the subject. Furthermore, the Board finds board of review comparable #4 sold in 2014, which is dated and less likely to be indicative of the subject's market value as of the January 1, 2017 assessment date.

The Board finds the best evidence of market value to board of review comparables #1 and #2. These two comparables are similar to the subject in location, dwelling size design, age and features. These comparables sold in June and May 2016 for prices of \$850,000 and \$890,143 or \$215.24 and \$205.91 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$679,649 or \$165.81 per square foot of living area,

including land, which is supported by the most similar comparable sales in this 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. Therefore, no reduction in the 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



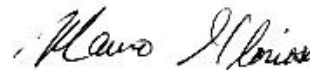
Member

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 21, 2020



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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APPELLANT

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