



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

APPELLANT: Rajan Shankar
DOCKET NO.: 19-06712.001-R-1
PARCEL NO.: 07-10-311-235

The parties of record before the Property Tax Appeal Board are Rajan Shankar, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich, 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: \$14,500
IMPR.: \$58,160
TOTAL: \$72,660

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 2019 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 condominium of frame exterior construction with 1,542 square feet of living area. The dwelling was constructed in 2000. Features of the home include a central air conditioning and a 400 square foot two-car garage. The property is located in Naperville, Naperville Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparables located in the same neighborhood as the subject. The comparables are improved with two-story condominiums of frame or frame and brick exterior construction with either 1,646 or 1,715 square feet of living area and were built from 1997 to 1999. Each comparable has central air conditioning and a two-car garage. The comparables sold from June 2018 to November 2019 for prices ranging from \$200,000 to

\$220,000 or from \$116.62 to \$133.66 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 \$72,660. The subject's assessment reflects a market value of \$220,249 or \$142.83 per square foot of living area, land included, when using the 2019 three year average median level of assessment for DuPage County of 32.99% as determined by the Illinois Department of Revenue.

The board of review's evidence disclosed appellant's comparables #3 and #4 each have a fireplace.

In support of the subject's assessment, the board of review submitted information on six comparable sales with the same assessment neighborhood code as the subject. The comparables are improved with two-story condominiums of frame exterior construction ranging in size from 1,466 to 1,646 square feet of living area and were constructed from 1998 to 2000. Each comparable has a two-car garage with 400 square feet of building area. Four comparables each have a fireplace. The comparables sold from May 2018 to July 2019 for prices ranging from \$212,500 to \$251,000 or from \$133.66 to \$165.76 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject property's assessment be confirmed.

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 record contains eleven comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #2, #4 and #5 which are less similar in dwelling size when compared to the subject and the remaining comparables in the record.

The Board finds the best evidence of market value to be the parties' remaining comparables which are more similar in location, age, dwelling size and features. These comparables sold from May 2018 to August 2019 for prices ranging from \$210,000 to \$251,000 or from \$127.58 to \$165.76 per square foot of living area, including land. The subject's assessment reflects a market value of \$220,249 or \$142.83 per square foot of living area, including land which falls within the range established by the best comparables in the record. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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: June 21, 2022



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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