



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

APPELLANT: Krushna C. Pati
DOCKET NO.: 20-05596.001-R-1
PARCEL NO.: 03-08-455-013

The parties of record before the Property Tax Appeal Board are Krushna C. Pati, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; and the Kane 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 **Kane** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$19,397
IMPR.: \$92,657
TOTAL: \$112,054

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Kane County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2020 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 1-story and part 2-story dwelling of frame exterior construction¹ with 4,009 square feet of living area. The dwelling was constructed in 2000. Features of the home include a basement, central air conditioning, two fireplaces, and a 440 square foot garage. The property has a 8,276 square foot site and is located in Carpentersville, Dundee Township, Kane County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 0.40 of a mile from the

¹ Additional details regarding the subject property not reported by the appellant are found in the subject's property record card presented by the board of review.

subject. The parcels range in size from 7,841 to 10,454 square feet of land area² and are improved with part 1-story and part 2-story homes of frame exterior construction with 3,510 or 4,009 square feet of living area. The dwellings were built in 2001. Each home has a basement, one of which has finished area, central air conditioning, and a garage ranging in size from 430 to 660 square feet of building area. Three homes each have one or two fireplaces. The comparables sold from April 2019 to October 2020 for prices ranging from \$256,700 to \$331,000 or from \$64.03 to \$82.56 per square foot of living area, including land. 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 \$112,054. The subject's assessment reflects a market value of \$336,297 or \$83.89 per square foot of living area, land included, when using the 2020 three year average median level of assessment for Kane County of 33.32% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 0.42 of a mile from the subject. The parcels range in size from 7,841 to 9,583 square feet of land area and are improved with part 1-story and part 2-story homes of frame exterior construction ranging in size from 3,435 to 4,009 square feet of living area. The dwellings were built from 2000 to 2003. Each home has a basement with finished area, central air conditioning, one or two fireplaces, and a garage ranging in size from 440 to 690 square feet of building area. The comparables sold from July 2019 to December 2020 for prices ranging from \$350,000 to \$410,000 or from \$92.15 to \$115.72 per square foot of living area, including land.

The board of review submitted a letter from the township assessor's office contending that the appellant's comparable #1 was a foreclosure sale and the appellant's comparable #3 is a smaller home without a fireplace. The assessor further contended that the subject property sold in May 2021 for a price of \$364,000 or for \$90.80 per square foot of living area, including land.

Based on this evidence the board of review requested confirmation of the subject's assessment.

In written rebuttal the appellant argued the board of review's comparables #2, #4, and #5 differ from the subject in dwelling size and/or garage size. The appellant further argued that the May 2021 sale of the subject is too remote in time from the assessment date.

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.

² Additional details regarding the comparables not reported by the appellant are found in the grid analysis of these properties submitted by the board of review.

The record contains a total of eight comparable sales and evidence of a May 2021 sale of the subject property. The Board gives less weight to the May 2021 sale of the subject, which occurred approximately 17 months from the assessment date and is less likely to be indicative of market value as of that date. The Board gives less weight to the appellant's comparable #3 and the board of review's comparable #4, which are less similar to the subject in dwelling size than other comparables in this record. The Board gives less weight to the appellant's comparable #1, which sold for significantly less than the other comparables in this record and appears to be an outlier.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #4 and the board of review's comparables #1, #2, and #3, which are similar to the subject in dwelling size, age, location, site size, and some features. These most similar comparables sold for prices ranging from \$315,000 to \$410,000 or from \$78.57 to \$102.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$336,297 or \$83.89 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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.



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 18, 2023



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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