



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

APPELLANT: Lo & Sophia Wu
DOCKET NO.: 20-06416.001-R-1
PARCEL NO.: 12-02-06-209-020-0000

The parties of record before the Property Tax Appeal Board are Lo & Sophia Wu, the appellants, by Jessica Hill-Magiera, Attorney at Law 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 **A Reduction** 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: \$33,510
IMPR.: \$161,705
TOTAL: \$195,215

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 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 2-story and part 1-story dwelling¹ of brick and vinyl siding exterior construction with 3,503 square feet of living area. The dwelling was constructed in 1990. Features of the home include an above-ground basement with finished area, central air conditioning, two fireplaces, and a 609 square foot garage. The property has an 11,492 square foot site and is located in Naperville, DuPage Township, Will County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on eight comparable sales located within 0.74 of a mile from the subject. The comparables are improved with 2-story homes ranging in size from 3,187 to 3,842 square feet of living area. The dwellings were built from 1987 to 1991. Each home has a

¹ Additional details regarding the subject not reported by the appellants are found in the subject's property record card presented by the board of review, which the Board finds contains the best evidence of the subject's features and amenities and was not refuted by the appellants in written rebuttal.

basement, one of which is an above-ground basement, central air conditioning, a fireplace, and a garage ranging in size from 435 to 761 square feet of building area. The comparables sold from March 2019 to August 2020 for prices ranging from \$447,500 to \$492,000 or from \$120.25 to \$146.50 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 \$209,886. The subject's assessment reflects a market value of \$628,966 or \$179.55 per square foot of living area, land included, when using the 2020 three year average median level of assessment for Will County of 33.37% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales, together with a map depicting the locations of the comparables in relation to the subject. The comparables are located within 0.43 of a mile from the subject and the board of review reported that comparable #1 backs to a Forest Preserve and river. The parcels range in size from 11,238 to 33,409 square feet of land area and are improved with part 2-story and part 1-story homes of frame or brick and frame exterior construction ranging in size from 3,520 to 3,581 square feet of living area. The dwellings were built from 1989 to 1993. Each home has a basement, three of which have finished area, one of which is an above-ground basement, and one of which is a walkout basement. Each home also features central air conditioning, a fireplace, and a garage ranging in size from 436 to 769 square feet of building area. The comparables sold from June 2017 to April 2020 for prices ranging from \$570,000 to \$728,000 or from \$159.17 to \$193.87 per square foot of living area, including land.

The board of review submitted a brief asserting that the subject backs to Forest Preserve land and a river. The board of review argued the appellants' comparables have inferior unfinished basements compared to the subject's 1,100 square feet of finished basement area and none of these comparables has a Forest Preserve or river location. Based on this evidence the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellants argued the board of review's comparables #1 and #4 sold too remote in time from the assessment date.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of thirteen comparable sales for the Board's consideration. The Board gives less weight to the appellants' comparables and the board of review's comparables #1, #4, and #5, which lack finished basement area that is a feature of the subject and/or sold less proximate in time to the assessment date than other comparables in this record.

The Board finds the best evidence of market value to be the board of review's comparables #2 and #3, which are similar to the subject in dwelling size, age, locations, and features, although one of these comparables has a much larger site than the subject, suggesting downward adjustments to this comparable would be needed to make it more equivalent to the subject. These two most similar comparables sold for prices of \$580,000 and \$594,000 or for \$162.06 and \$167.28 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$628,966 or \$179.55 per square foot of living area, including land, which is above the two 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 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:

May 16, 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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