



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

APPELLANT: Zhangwu & Junhong Li Zhu
DOCKET NO.: 21-07187.001-R-1
PARCEL NO.: 08-22-414-011

The parties of record before the Property Tax Appeal Board are Zhangwu & Junhong Li Zhu, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; and the DuPage County Board of Review.¹

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: \$73,450
IMPR.: \$139,610
TOTAL: \$213,060

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 2021 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 dwelling of frame exterior construction with 3,118 square feet of living area.² The dwelling was constructed in 1992. Features of the home include a basement, central air conditioning, two fireplaces, and a garage with 420 square feet of building area. The property has an approximately 10,952 square foot site and is located in Woodridge, Lisle Township, DuPage County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales located within .12 of a mile from the subject. The comparables are described as 2-story dwellings built in 1990 or 1991 ranging in

¹ The parties agreed to waive the scheduled virtual hearing for this case and have the case written on the record.

²The Board finds the best description of the subject property was found in the subject's property record card submitted by the board of review.

size from 2,958 to 3,362 square feet of living area. The comparables each have a basement and a garage ranging in size from 441 to 691 square feet of building area. The comparables sold from May 2020 to March 2021 for prices ranging from \$463,000 to \$635,000 or from \$156.52 to \$191.73 per square foot of living area, land included. Based on this evidence, the appellants 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 \$213,060. The subject's assessment reflects a market value of \$637,332 or \$204.40 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for DuPage County of 33.43% as determined by the Illinois Department of Revenue.

In response to the appellants' evidence, the board of review submitted a grid analysis of the appellants' comparables that disclosed three of them have finished basement area.

In support of its contention of the correct assessment the board of review submitted information prepared by the township assessor on four comparable sales located within .61 of a mile from the subject. The comparables are reported to have sites ranging in size from approximately 10,220 to 17,367 square feet of land area. The comparables are improved with 2-story or part 2-story and part 1-story dwellings of frame or brick exterior construction ranging in size from 2,973 to 3,177 square feet of living area. The dwellings were built from 1990 to 1992 and have basements with finished area. Each comparable has central air conditioning, one or two fireplaces and a 440 to 671 square foot garage. The comparables sold from March 2020 to August 2021 for prices ranging from \$605,000 to \$670,000 or from \$203.49 to \$212.70 per square foot of living area, land included. The board of review also provided a location map of both parties' comparables in relation to the subject property. The board of review noted the subject backs up to open space (Seven Bridges Golf Course) along with comparable #4 which backs up to the golf course and comparable #3 backs up to open space (Forest Preserve). Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellants contended that board of review comparable #1 has finished basement area and board of review comparables #3 and #4 are located in a different neighborhood than the subject.

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 Board finds the parties submitted eight comparables sales to support their respective positions which have varying degrees of similarity to the subject in location, age, dwelling size and features. These comparables sold from March 2020 to August 2021 for prices ranging from \$463,000 to \$670,000 or from \$156.52 to \$212.70 per square foot of living area, including land.

The subject's assessment reflects a market value of \$637,332 or \$204.40 per square foot of living area, including land, which falls within the range established by the best comparables sales in this record and is well supported by board of review comparables #3 and #4 which back up to open space similar to the subject. Based on this record and after considering adjustments to the best comparables for differences when compared to 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:

October 17, 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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