



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

APPELLANT: Shoeb & Rehana Khan
DOCKET NO.: 21-07256.001-R-1
PARCEL NO.: 06-18-101-023

The parties of record before the Property Tax Appeal Board are Shoeb & Rehana Khan, 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 ***a reduction*** 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: \$23,520
IMPR.: \$117,450
TOTAL: \$140,970

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2-story dwelling of frame exterior construction with 2,488 square feet of living area. The dwelling was constructed in 2000. Features of the home include a basement, central air conditioning, a fireplace, 3 baths, and a 441 square foot 2-car garage. The property has an 11,704 square foot site and is located in Lombard, York Township, DuPage County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales located within .86 of a mile from the subject. These comparables are described as 2-story dwellings built from 1996 to 1999 and range in size from 2,307 to 2,495 square feet of living area. Each comparable has a basement, a

¹ The parties agreed to waive the scheduled hearing on this case and have the Board issue a decision based on the evidence in the record.

fireplace, 2.5 baths, and a 2-car garage. The comparables sold from February to November 2020 for prices ranging from \$310,000 to \$422,000 or from \$134.37 to \$169.14 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 \$148,230. The subject's assessment reflects a market value of \$443,404 or \$178.22 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 appeal, the board of review submitted information through the township assessor on the appellants' comparables. The assessor asserted appellants' comparable sale #1 was not an arm's length transaction and provided a PTAX-203 Real Estate Transfer Declaration that disclosed the sale was a Bank REO (real estate owned). In addition, the appellants' comparables have central air conditioning and site sizes ranging from 7,500 to 8,692 square feet which were not disclosed by the appellants.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on four comparable sales with same assessment neighborhood code as the subject. The comparables are described as 2-story dwellings of frame exterior construction built from 1902 to 2012 on sites ranging in size from 10,515 to 17,927 square feet of land area. The dwellings range in size from 2,494 to 2,667 square feet of living area. Each comparable has a basement, central air conditioning, a fireplace, 2.5 or 3.5 baths, and a 2-car garage. These comparables sold from June to December 2020 for prices ranging from \$457,500 to \$545,000 or from \$183.44 to \$204.35 per square foot of living area, land included. The board of review also provided a location map of both parties' comparable sales in relation to the subject property, property record cards and exterior photographs. 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 comparables #1, #2 and #3 are not comparable to the subject due to differences in location being over 1 mile away, age and/or dwelling size. In a rebuttal grid analysis, counsel suggested that the appellants' comparables are the best comparable sales in the record and contended the subject's assessment should be reduced.

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 Board finds the parties submitted seven comparables sales to support their respective positions. The Board gives less weight to appellants' comparable sale #1 which appears to be a

compulsory sale (Bank REO) calling into question whether its respective purchase price is indicative of fair market value. This comparable sold considerably less than the other two comparables provided by the appellant. The Board gives less weight to the board of review comparables due to differences from the subject in location, age, and/or dwelling size.

The Board finds the best evidence of market value to be appellants' comparables #2 and #3 which are more similar to the subject in location, age, dwelling size and most features. These comparables sold in April and October 2020 for prices of \$395,000 and \$422,000 or for \$163.70 and \$169.14 per square foot of living area, including land. The subject's assessment reflects a market value of \$443,404 or \$178.22 per square foot of living area, including land, which falls above the two best comparables sales both on overall market value and price per square foot. Therefore, after considering adjustments to the best comparables sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is not supported and 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:

July 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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