



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

APPELLANT: Mirza & Rana Baig
DOCKET NO.: 21-07262.001-R-1
PARCEL NO.: 03-22-308-008

The parties of record before the Property Tax Appeal Board are Mirza & Rana Baig, 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: \$56,110
IMPR.: \$125,940
TOTAL: \$182,050

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 brick and frame exterior construction with 3,331 square feet of living area. The dwelling was constructed in 1998. Features of the home include a basement, central air conditioning, a fireplace and a 756 square foot garage. The property has a 12,177 square foot site and is located in Elmhurst, Addison Township, DuPage County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on seven comparable sales with the same assessment neighborhood code as the subject and located within .64 of a mile from the subject. These comparables are described as 2-story dwellings built from 1991 to 2008 and range in size from

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

3,069 to 3,718 square feet of living area. Each comparable has a basement, central air conditioning, one fireplace and a garage ranging in size from 451 to 834 square feet of building area. The comparables sold from March 2020 to June 2021 for prices ranging from \$425,000 to \$600,000 or from \$132.08 to \$162.92 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 \$182,050. The subject's assessment reflects a market value of \$544,571 or \$163.49 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 comparable report of the appellant's comparable sales that was prepared by the township assessor. The report disclosed the appellants' comparables have sites ranging in size from 7,398 to 17,985 square feet of land area and comparable #5 has finished basement area, all of which were not reported by the appellants.

In support of its contention of the correct assessment the board of review submitted information through the township assessor on five comparable sales with same assessment neighborhood code as the subject. The comparables are described as 2-story dwellings of brick or brick and frame exterior construction built from 1959 to 2004 on sites ranging in size from 8,645 to 27,571 square feet of land area. The dwellings range in size from 2,676 to 3,459 square feet of living area. The comparables each have a basement, with one having finished area. Other features include central air conditioning and a garage ranging in size from 451 to 715 square feet of building area. Four comparables each have one fireplace. These comparables sold in January 2018 to October 2020 for prices ranging from \$410,000 to \$592,000 or from \$143.68 to \$186.27 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 comparable #1, #2, #4 and #5 are not comparable to the subject dwelling due to differences in size, age and/or their remote sale dates in 2018 and 2019. In a rebuttal grid analysis, counsel suggested that appellants' comparables #1 through #6 along with board of review comparable #3 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted 12 comparables sales to support their respective positions. The Board gives less weight to board of review comparables #1, #2, #4 and #5 due to differences in size, age and/or their remote sale dates in 2018 and 2019 which are less likely to be reflective of market value as of the January 1, 2021 assessment date.

The Board finds the best evidence of market value to be the remaining comparables in the record which sold proximate in time to the assessment date at issue. These eight comparables are similar to the subject in location, age, dwelling size and some features. These comparables sold from March 2020 to June 2021 for prices ranging from \$425,000 to \$600,000 or from \$132.08 to \$170.16 per square foot of living area, including land. The subject's assessment reflects a market value of \$544,571 or \$163.49 per square foot of living area, including land, which falls within the range established by the best comparables sales in this record. Based on this evidence and after considering adjustments to comparables for differences when compared to the subject, the Board finds the subject's market value as reflected by its assessment is supported and 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: June 27, 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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