



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

APPELLANT: Alan Y. Chow
DOCKET NO.: 21-07328.001-R-1
PARCEL NO.: 05-28-109-039

The parties of record before the Property Tax Appeal Board are Alan Y. Chow, the appellant, by attorney 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: \$48,150
IMPR.: \$216,230
TOTAL: \$264,380

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 2-story dwelling of frame exterior construction with 4,111 square feet of living area. The dwelling was constructed in 1989. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 672 square foot garage. The property has a 24,083 square foot site and is located in Wheaton, Milton Township, DuPage County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on eight equity comparables located in the same assessment neighborhood code as the subject and within .94 of a mile from the subject. The comparables are described as 2-story dwellings of frame or

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.

frame and masonry that range in size from 3,736 to 4,263 square feet of living area. The homes were built from 1987 to 1991. Each comparable is reported to have a basement with finished area, central air conditioning, and a 506 to 944 square foot car garage. The comparables have improvement assessments that range from \$138,690 to \$195,010 or from \$36.59 to \$46.27 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$264,380. The subject has an improvement assessment of \$216,230 or \$52.60 per square foot of living area.

In response to the appeal, the board of review submitted a spreadsheet of the appellant's comparables.

In support of its contention of the correct assessment, the board of review submitted information prepared by the township assessor on seven equity comparables located within the same assessment neighborhood code as the subject and within .98 of a mile from the subject. The comparables are described as 2-story dwellings of frame or frame and masonry exterior construction ranging in size from 3,556 to 4,296 square feet of living area. The homes were built from 1988 to 1993 and have basements, five of which have finished area. Each comparable also has central air conditioning; six comparables each have one or two fireplaces; and each comparable has a garage ranging in size from 561 to 882 square feet of building area. The comparables have improvement assessments that range from \$195,590 to \$251,510 or from \$54.33 to \$58.72 per square foot of living area. The assessor also provided a map displaying the location of both parties' comparable sales in relation to the subject along with property record cards and exterior photographs. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In written rebuttal, the appellant's counsel argued board of review comparables #1, #3, #4, #5, #6 and #7 are not comparable due to differences in dwelling size and/or lack of finished basement area when compared to the subject.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity, and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted 15 equity comparables for the Board's consideration. The Board gives less weight to appellant's comparable #1 which appears to be an outlier due to its considerably lower improvement assessment than the other comparables in the record. The Board gives less weight to appellant's comparables #2, #6, #7 and #8 as well as board of review comparables #1, #3, #5

and #7 which are located less proximate to the subject than the other comparables in the record as depicted in the comparable map submitted by the board of review.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are most similar to the subject in location with varying degrees of similarity to the subject in age, dwelling size and features. These best comparables have improvement assessments that range from \$169,540 to \$251,510 or from \$44.52 to \$58.55 per square foot of living area. The subject's improvement assessment of \$216,230 or \$52.60 per square foot of living area falls within the range established by the best comparables in this record.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence.

Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

November 21, 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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