



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

APPELLANT: Wenzong & Huili Qiao Chen
DOCKET NO.: 22-03588.001-R-1
PARCEL NO.: 08-19-413-022

The parties of record before the Property Tax Appeal Board are Wenzong & Huili Qiao Chen, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; and the DuPage County Board of Review.

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: \$69,220
IMPR.: \$142,120
TOTAL: \$211,340

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 2022 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 with 1-story dwelling of brick exterior construction with 3,360 square feet of living area.¹ The dwelling was constructed in 1978. Features of the home include an unfinished basement, central air conditioning, three fireplaces and a garage with 550 square feet of building area. The property has a 10,357 square foot site and is located in Naperville, Lisle Township, DuPage County.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellants submitted information on six suggested equity comparables located in the same assessment neighborhood as the subject and within .18 of a mile from the subject property. The comparables are improved with 2-story dwellings ranging in size from 3,422 to 3,507 square feet of living area. The dwellings were built from 1978 to 1983. Each comparable is reported to have a basement and a garage ranging in size from 484 to 594 square feet

¹ Additional descriptive details regarding the subject property were gleaned from evidence submitted by the board of review, which was not refuted by the appellants in any rebuttal filing.

of building area. The comparables have improvement assessments that range from \$107,680 to \$131,370 or from \$31.47 to \$37.75 per square foot of living area. Based on this evidence, the appellants requested the subject's improvement assessment be reduced to \$121,033 or \$36.02 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$211,340. The subject property has an improvement assessment of \$142,120 or \$42.30 square foot of living area.

In response to the appeal, the board of review submitted an aerial map depicting the location of the comparables submitted by each party in relation to the subject property.

In support of its contention of the correct assessment the board of review submitted information on four suggested equity comparables located within .15 of a mile from the subject property with three comparables being located in the same assessment neighborhood as the subject. The comparables are improved with 2-story with 1-story dwellings of frame or brick exterior construction ranging in size from 3,141 to 3,998 square feet of living area. The dwellings were built from 1977 to 1981. Each comparable has a basement, two with finished area, central air conditioning, one to four fireplaces and a garage ranging in size from 483 to 592 square feet of building area. The comparables have improvement assessments ranging from \$137,470 to \$174,730 or from \$41.52 to \$43.77 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, counsel for the appellants argued that the board of review comparables #3 and #4 are not comparable due to their basement finished area when compared to the subject.

Conclusion of Law

The taxpayers contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties provided ten suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellants' comparables due to their lack of central air conditioning when compared to the subject. The Board gave reduced weight to board of review comparables #3 and #4, due to their basement finished area when compared to the subject's unfinished basement.

The Board finds the best evidence of assessment equity to be the board of review comparables #1 and #2. The Board finds that these comparables are most similar to the subject in location, design, age dwelling size and some features. The comparables have improvement assessments of \$138,580 and \$151,430 or \$41.52 and \$42.74 per square foot of living area. The subject's improvement assessment of \$142,120 or \$42.30 per square foot of living area, which is bracketed

by the two best comparables contained in the record. Based on this record and after considering adjustments to the best two comparables for differences from the subject, the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the 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:

April 16, 2024



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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