



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

APPELLANT: Guangan Wang
DOCKET NO.: 23-03341.001-R-1
PARCEL NO.: 07-01-20-206-020-0000

The parties of record before the Property Tax Appeal Board are Guangan Wang, the appellant, and the Will 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 **Will** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$46,557
IMPR.: \$193,015
TOTAL: \$239,572

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2023 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 two-story dwelling of frame exterior construction with 4,461 square feet of living area. The dwelling was constructed in 2005. Features of the home include a basement with finished area, 3½ bathrooms, central air conditioning, a fireplace and a three-car garage containing 726 square feet of building area. The property is located in Naperville, Wheatland Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located in close proximity to the subject and within the subject's subdivision. The comparables are improved with two-story dwellings of frame exterior construction that were built from 2006 to 2013. The homes range in size from 4,359 to 4,858 square feet of living area, which are within ±400 square feet of the subject dwelling. Each home has a basement, two of which have finished area. Features include 3½ or 4½ bathrooms, central air conditioning, a fireplace and a three-car garage. The properties

sold in February or April 2020 for prices ranging from \$639,000 to \$722,000 or from \$138.95 to \$165.63 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$223,598 which would reflect a market value of approximately \$670,861 or \$150.38 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$239,572. The subject's assessment reflects a market value of \$718,788 or \$161.13 per square foot of living area, land included, when using the level of assessment of 33.33%.¹

In response to the appellant's comparable sales, in a letter the Wheatland Township Assessor's Office noted that each dwelling differed in size from 100 to 397 square feet in living area when compared to the subject. Each property sold in 2020.

In support of its contention of the correct assessment, the board of review through the township assessor submitted information on four comparable sales which are within the subject's subdivision, within ± 366 square feet in dwelling size of the subject home and sold within a year of the lien date at issue of January 1, 2023. The board of review comparable parcels are each improved with a two-story dwelling of frame exterior construction. The homes were built from 2005 to 2012 and range in size from 4,095 to 4,530 square feet of living area. Each comparable has a basement, three of which have finished area, $3\frac{1}{2}$ or 4 bathrooms, central air conditioning, a fireplace and a three-car garage ranging in size from 660 to 851 square feet of building area. The comparables sold from April 2022 to November 2023 for prices ranging from \$740,000 to \$1,005,000 or from \$180.18 to \$231.99 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its assessment.

Conclusion of Law

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

The parties submitted a total of seven comparable sales of similar dwellings that are also similar in age and located in the same neighborhood as the subject property. The Property Tax Appeal Board has given reduced weight to the appellant's comparable #2 and board of review comparable #3, each of which have unfinished basements which differ from the subject's finished

¹ Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). Prior to the issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2023.

basement area. The Board has also given reduced weight to appellant's sales #1 and #3 which sold 32 and 34 months prior to the lien date at issue of January 1, 2023, making these sales less likely to depict the market value of the subject property as of the lien date.

The Board finds the best evidence of market value to be board of review comparable sales #1, #2 and #4, which are similar to the subject in location, design, age, dwelling size, foundation type, finished basement and several features although adjustments are necessary for variances bathroom count for comparable #4 and garage size for each comparable when compared to the subject. These most similar comparables sold from September 2022 to November 2023 for prices ranging from \$904,000 to \$1,005,000 or from \$199.56 to \$231.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$718,788 or \$161.13 per square foot of living area, including land, which is below the range established by the best comparable sales in this record both in terms of overall market value and on a per-square-foot of living area basis, including land. Based on this evidence and after considering appropriate adjustments to the best comparable sales in this record when compared to the subject property, 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 15, 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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