



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

APPELLANT: Faraz Mota
DOCKET NO.: 13-03883.001-R-1
PARCEL NO.: 08-25-422-096

The parties of record before the Property Tax Appeal Board are Faraz Mota, the appellant, 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: \$4,090
IMPR.: \$11,380
TOTAL: \$15,470

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 2013 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 residential condominium unit of brick exterior construction with 730 square feet of living area. The dwelling was constructed in 1979. Features of the home include one bedroom and central air conditioning. The property is located in Woodridge, Lisle Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with condominium units that have either 766 or 933 square feet of living area. Each unit was constructed in 1979. The sales occurred from February 2012 to June 2012 for prices ranging from \$16,357 to \$23,199 or from \$21.35 to \$30.29 per square foot of living area, including land. The appellant provided copies of the Multiple Listing Service (MLS) listing sheets for the comparables disclosing each property was either in pre-foreclosure or REO/Lender Owned, Pre-Foreclosure. The appellant requested the subject's assessment be reduced to \$6,833.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$15,470. The subject's assessment reflects a market value of \$46,429 or \$63.60 per square foot of living area, land included, when using the 2013 three year average median level of assessment for DuPage County of 33.32% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales identified by the Lisle Township Assessor's office. The comparables were improved with residential condominium units with either 730 or 766 square feet of living area. The comparables were built in 1978 and 1979. Each comparable had one-bedroom and central air conditioning. The comparables sold from August 2012 to July 2013 for prices ranging from \$37,000 to \$56,500 or from \$48.30 to \$73.76 per square foot of living area, including land. The board of review provided copies of the PTAX-203 Illinois Real Estate Transfer Declaration associated with each sale disclosing each had the elements of an arm's length transaction. Board of review comparable #3, that sold in April 2013 for a price of \$56,500, was the subsequent sale of appellant's sale #1, that originally sold in April 2012 for a price of \$16,357.

The board of review also submitted copies of the PTAX-203 Illinois Real Estate Transfer Declaration associated with each of the appellant's sales disclosing each property was advertised but the seller was a financial institution of government agency.

In rebuttal the appellant submitted copies of the Redfin listings for the board of review comparables.

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 Board finds the best evidence of market value to be the comparables sales submitted by the board of review. These comparables appeared to have elements of an arm's length transaction and were similar to the subject property in most respects. These comparables sold for prices ranging from \$37,000 to \$56,500 or from \$48.30 to \$73.76 per square foot of living area, including land. The subject's assessment reflects a market value of \$46,429 or \$63.60 per square foot of living area, including land, which is within the range established by the board of review comparable sales. Less weight was given the comparable sales provided by the appellant as each was sold by a financial institution or government agency and was either in pre-foreclosure or REO/Lender Owned, Pre-Foreclosure calling into question the arm's length nature of the transactions or whether or not their purchase prices was indicative of fair cash value. Based on this evidence 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.



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: May 20, 2016



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 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 the subsequent year 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.

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.