



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

APPELLANT: Nayeli Meza  
DOCKET NO.: 13-04987.001-R-1  
PARCEL NO.: 03-13-325-016

The parties of record before the Property Tax Appeal Board are Nayeli Meza, the appellant,<sup>1</sup> and the DuPage County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds a reduction 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:** \$13,111  
**IMPR.:** \$10,302  
**TOTAL:** \$23,413

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 one-story dwelling of frame construction with 732 square feet of living area. The dwelling was constructed in 1920. Features of the home include an unfinished basement, an enclosed porch and a detached 440 square foot garage. The property has an 8,000 square foot site and is located in Bensenville, Addison Township, DuPage County.

The subject property is an owner occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 12-03936.001-R-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$25,000 based on the evidence submitted by the parties. The appellant

---

<sup>1</sup> Attorney Jerri K. Bush withdrew as counsel of record for the appellant by a filing dated March 18, 2016.

submitted this appeal with a brief from former counsel seeking application of Section 16-185 of the Property Tax Code since the subject is an owner-occupied dwelling and tax years 2012 and 2013 are in the same general assessment period.

Based on this evidence, the appellant requests a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$39,220. The subject's assessment reflects a market value of \$117,707 or \$160.80 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. As part of the board of review's submission, it was reported that properties in Addison Township had an equalization factor of .93650 applied in 2013.

In response to the appeal, the board of review submitted documentation prepared by the Addison Township Assessor's Office.<sup>2</sup> As part of the assessor's data, the assessor argued that the subject dwelling is no longer in the same condition as it was at time of purchase in 2011 "as evidenced by exterior photo attached before and after purchase." The assessor also noted that no permits were taken out for the work that was done and the market has begun "its correction from 2011 to 2013 as seen by Assessors comparables." Lastly, the assessor stated, "A Rollover in this case is objected to due to the overall improvements made to the subject since its purchase and PTAB's 2012 decision."

In further support of the subject's assessment, the township assessor prepared a spreadsheet with five comparable sales of one-story frame dwellings that were built between 1948 and 1954. These properties sold between July 2012 and November 2013 for prices ranging from \$135,000 to \$193,325 or from \$160.71 to \$206.54 per square foot of living area, including land.

Based on the foregoing evidence and argument, the board of review requested a decision based on the evidence in the record.

### **Conclusion of Law**

The subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 12-03936.001-R-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$25,000 based on the evidence submitted by the parties.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

---

<sup>2</sup> The township assessor also submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration document concerning the July 2011 sale of the subject property and noted that the assessor did not have a "signed authorization" for Attorney Jerri K. Bush to represent the appellant. The Board finds there was no successful appeal of the Board's decision for tax year 2012 and thus the transfer declaration and argument the property was not advertised on the market is not relevant to this appeal. The Board also notes that there is no requirement in the Board's procedural rules for an authorization for attorney representation in an appeal before the Property Tax Appeal Board other than for taxing districts. (86 Ill.Admin.Code §1910.30(d) & 1910.60(d)(2))

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, **shall remain in effect for the remainder of the general assessment period** as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review. [Emphasis added.]

Given the foregoing statutory provision, the Property Tax Appeal Board finds that the prior year's decision should be carried forward to the subsequent year subject only to any equalization factor applied to that year's assessments. This finding is pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) and the fact that 2012 and 2013 are within the same general assessment period in DuPage County. Furthermore, the record contains no evidence indicating that the assessment year in question is in a different general assessment period, the subject property sold in an arm's length transaction establishing a different fair cash value for the property, or that the decision of the Property Tax Appeal Board was reversed or modified upon review.

For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is mandated by law and warranted to reflect the Board's prior year's finding plus the application of the equalization factor of 0.93650.

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.