



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

APPELLANT: John Williams  
DOCKET NO.: 14-03205.001-R-1  
PARCEL NO.: 09-01-405-011

The parties of record before the Property Tax Appeal Board are John Williams, 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:** \$101,920  
**IMPR.:** \$104,050  
**TOTAL:** \$205,970

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 2014 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 an owner occupied part two-story and part one-story single family dwelling of frame and brick construction with 2,658 square feet of living area. The dwelling was constructed in 1963. Features of the home include a full basement, central air conditioning, one fireplace and a two-car attached garage with 552 square feet of building area. The property has a 12,292 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales. The appellant also made reference that the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior tax year under Docket No. 13-03828.01-R-1. In that appeal the Property Tax Appeal Board issued a decision reducing the subject's assessment to \$205,000 based on an

agreement of the parties. The appellant requested the subject's assessment be reduced to \$185,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$205,970. The "Board of Review Notes on Appeal" disclosed that a 2014 township equalization factor of 1.0047 was applied in Downers Grove Township.

The board of review noted the subject property was the subject matter of appeals before the Property Tax Appeal Board for 2011, 2012 and 2013. In each of those appeals the Property Tax Appeal Board issued a decision reducing the subject's assessment to \$205,000 based on an agreement of the parties. The board of review asserted the subject's 2014 assessment reflects the 2013 stipulated value plus the application of the 2014 equalization factor of 1.0047.

In further support of its contention of the correct assessment the board of review submitted information on four comparable sales.

### **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, pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) a reduction in the subject's assessment is not warranted.

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 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.

35 ILCS 200/16-185. The Board further that the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior tax year (2013) under Docket No. 13-03828.001-R-1 in which a decision was issued reducing the subject's assessment to \$205,000. The record further disclosed the subject property is an owner occupied dwelling. The Board also takes notice that the 2013 and 2014 tax years are in the same general assessment period and an equalization factor of 1.0047 was applied in Downers Grove Township in 2014. Furthermore, the decision of the Property Tax Appeal Board for the 2013 tax year was not reversed or modified upon review and there was no evidence the property sold establishing a different fair cash value. Therefore, the Property Tax Appeal Board's the assessment as established by decision for the 2013 tax year should be carried forward to the 2014 tax year subject only to the

equalization factor applied in 2014, which is what is reflected by the final decision issued by the DuPage County Board of Review. The Board finds the 2014 assessment established by the board of review follows the dictates of section 16-185 of the Property Tax Code. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is not warranted.

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: June 24, 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.