



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

APPELLANT: Ramon Alforque
DOCKET NO.: 14-03318.001-R-1
PARCEL NO.: 06-04-111-018

The parties of record before the Property Tax Appeal Board are Ramon Alforque, 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: \$15,220
IMPR.: \$34,580
TOTAL: \$49,800

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 is improved with a one-story dwelling of brick exterior construction with 928 square feet of living area. The dwelling was constructed in 1960. Features of the property include a full basement and a two-car detached garage. The property has a 7,800 square foot site and is located in Villa Park, York Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on seven comparable sales improved with one-story style dwellings each containing 1,073 square feet of living area. The dwellings were constructed from 1956 to 1958. Each comparable has a one-car or a two-car detached garage. The comparables sold from October 2012 to June 2014 for prices ranging from \$85,221 to \$133,000 or from \$79.42 to \$123.95 per square foot of living area, including land. The appellant's submission contained a grid entitled "Property Equalization Values" with adjustments to the comparables for differences from the subject property resulting in adjusted prices ranging from \$89,580 to

\$135,631. Based on these sales the appellant requested the subject's assessment be reduced to \$35,189 to reflect a market value of \$105,578.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$49,800. The subject's assessment reflects a market value of \$149,415 or \$161.01 per square foot of living area, land included, when using the 2014 three year average median level of assessment for DuPage County of 33.33% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on eight comparable sales identified by the York Township Assessor's Office. The comparables were improved with one-story dwellings each with 1,073 square feet of living area. The dwellings were constructed from 1956 to 1959. Each comparable had a one-car or a two-car detached garage. The sales occurred from April 2013 to October 2014 for prices ranging from \$152,500 to \$177,500 or from \$142.12 to \$165.42 per square foot of living area, including land. Based on this evidence the board of review requested the subject's assessment be confirmed.

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 record contains fifteen comparable sales submitted by the parties to support their respective positions. The Board gave less weight to appellant's comparable sales #5 and #6 as these properties sold in October 2012, not proximate in time to the assessment date. The Board also gave less weight to appellant's sale #3 as this property sold for \$85,221, which appears to be an outlier when considering the remaining sales in this record. The Board further finds that each comparable was inferior to the subject in foundation in that the subject property has a full basement while none of the comparables has a basement. The best sales sold from April 2013 to October 2014 for prices ranging from \$114,750 to \$177,500 or from \$106.94 to \$165.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$149,415 or \$161.01 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and considering the fact the subject dwelling has a superior foundation than each of the comparables, 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



Acting 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: January 27, 2017



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.