



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

APPELLANT: Bryce Stirlen
DOCKET NO.: 15-04962.001-R-1
PARCEL NO.: 09-11-430-038

The parties of record before the Property Tax Appeal Board are Bryce Stirlen, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC in Chicago; 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: \$73,840
IMPR.: \$224,660
TOTAL: \$298,500

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 2015 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 part two-story and part one-story dwelling of brick exterior construction with 3,256 square feet of living area. The dwelling was constructed in 2002. Features of the home include a full basement that is 50% finished, central air conditioning, a fireplace and a 528 square foot garage. The property has an 11,671 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located in the same neighborhood as the subject property. The comparables are improved with two-story or part two-story and part one-story dwellings of brick or frame exterior construction. The dwellings were constructed in 1999 or 2003. The comparables had features of similarity when compared to the subject. The dwellings range in size from 2,532 to 2,720 square feet of living area and have

improvement assessments ranging from \$138,510 to \$167,860 or from \$53.12 to \$62.38 per square foot of living area. Based on this evidence, the appellant requested the total assessment be reduced to \$266,171.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$312,220. The subject property has an improvement assessment of \$238,380 or \$73.21 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located in the same neighborhood as the subject property. The comparables are improved with part two-story and part one-story dwellings of brick, frame and brick or frame exterior construction. The dwellings were constructed in 2002 or 2009. The comparables had features of similarity when compared to the subject. The dwellings range in size from 3,020 to 3,347 square feet of living area and have improvement assessments ranging from \$206,520 to \$226,590 or from \$67.70 to \$68.94 per square foot of living area. Based upon this evidence, the board of review requested that the subject's total assessment be reduced to \$298,500.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties presented assessment data on a total of six suggested comparables that were located in the same neighborhood as the subject and were also similar in design, age and features. The Board finds that all of the comparables submitted had lower improvement assessments than the subject property. The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review because they were more similar to the subject in living area. The board of review comparables had improvement assessments that ranged from \$67.70 to \$68.94 per square foot of living area. The subject's improvement assessment of \$73.21 per square foot of living area falls above the range established by the best comparables in this record. Based on this record, the Board finds the appellant was able to demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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



Acting 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: _____

May 19, 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.