



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

APPELLANT: Gladys Kannankeril  
DOCKET NO.: 15-04987.001-R-1  
PARCEL NO.: 07-33-307-020

The parties of record before the Property Tax Appeal Board are Gladys Kannankeril, the appellant, by attorney William I. Sandrick, of Sandrick Law Firm LLC in South Holland; 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:** \$71,080  
**IMPR.:** \$318,040  
**TOTAL:** \$389,120

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 two-story dwelling of dryvit construction with 7,707 square feet of living area. The dwelling was constructed in 1992. Features of the home include a full basement that is partially finished, central air conditioning, two fireplaces and an attached three-car garage. The property has a 16,960 square foot site and is located in Naperville, Naperville Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$950,000 or \$123.26 per square foot of living area, land included, as of January 1, 2014. The appraiser developed the sales comparison approach and the cost approach but gave primary emphasis to the sales comparison approach in estimating the market value of the subject property. Using the cost approach, the appraiser estimated a market value of \$981,100. Under the sales comparison

approach, the appraiser considered three comparable properties that sold from February 2013 to February 2014 for prices that ranged from \$710,000 to \$810,000 or from \$141.77 to \$161.10 per square foot of living area, land included. The comparables are located from four to six blocks from the subject property and have sites that range from 11,400 to 33,541 square feet of land area. The comparable properties are improved with two-story dwellings of dryvit or frame and masonry construction. The dwellings were constructed in 1988 or 1997 and range in size from 4,903 to 5,396 square feet of living area. After identifying differences between the comparable properties and the subject, the appraiser made large adjustments to the sale prices for differences in living area and smaller adjustments for differences in land area, condition, exterior construction, and bathroom and fireplace count. The appraiser determined that the adjusted sale prices of the comparable properties ranged from \$908,300 to \$960,900 or from \$168.33 to \$191.11 per square foot of living area, land included. As a result, the appraiser concluded that the subject property had a market value of \$950,000 as of January 1, 2014. Based upon the appraisal, the appellant requested that the subject's total assessment for 2015 be reduced to \$316,635.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$389,120. The subject's assessment reflects a market value of \$1,168,529 or \$151.62 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for DuPage County of 33.30% 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. The Board finds board of review's comparable #3 is actually the same property as the appraiser's comparable #1. As a result, this property will not be included in the discussion of the board of review's other comparable sales. The board of review's comparables #1, #2 and #4 sold from January 2014 to August 2015 for prices that ranged from \$705,000 to \$875,000 or from \$155.46 to \$192.26 per square foot of living area, land included. Based upon a map submitted by the board of review, the comparables appear to be located near the subject property. Comparable #1 has 15,000 square feet of land area; however, the board of review did not provide land areas for comparables #2 and #4. The comparables are improved with two-story dwellings with frame, masonry or frame and masonry exterior construction. The dwellings were constructed in 1994 or 1998; contain from 4,161 to 5,345 square feet of living area; and have features similar to the subject property. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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.

In this appeal, the appellant submitted an appraisal with an effective date of January 1, 2014. The appellant's appraiser analyzed three comparable sales that occurred from February 2013 to

February 2014 for prices that ranged from \$710,000 to \$810,000 or from \$141.77 to \$161.10 per square foot of living area, land included. After adjustments, the sale prices ranged from \$908,300 to \$960,900 or from \$168.33 to \$191.11 per square foot of living area, land included. The Board finds the appellant's appraisal to be dated. The appraisal's effective date was one year prior to the assessment date, and two of the appraiser's comparable sales occurred in 2013, which was not proximate to the assessment date. Consequently, the Board finds the appraiser's dated report and dated sales undermine his conclusion of value as of January 1, 2015. As a result, the Board has instead examined the raw sales submitted by the parties.

The Board finds that all of the six comparable sales submitted by the parties were similar to the subject in location, story height, age and features. However, none were similar to the subject in living area. The Board finds the best evidence of market value in the record to be board of review comparables #1 and #2. These properties were located near the subject property and were also very similar in age and features.<sup>1</sup> Moreover, the Board finds these properties sold most proximate to the January 1, 2015 assessment date. Board of review comparables #1 and #2 sold in August 2014 and August 2015 for \$875,000 and \$800,000 or \$163.70 and \$192.26 per square foot of living area, land included, respectively. The subject's total assessment of \$389,120 reflects a market value of \$1,168,529 or \$151.62 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for DuPage County of 33.30% as determined by the Illinois Department of Revenue. The subject's assessment reflects a market value on a per square foot basis that is below the two best sales in the record, which is justified considering the subject's larger dwelling size. Based on the evidence contained in the record, the Board finds the appellant has not shown by a preponderance of the evidence that the subject is overvalued as reflected by its assessment and no change in the assessment is justified.

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<sup>1</sup> Although the board of review did not provide the land area for its comparable #2, this property's land assessment is similar to the land assessments of the subject property and board of review comparable #1.

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



Acting 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: June 23, 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.