



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

APPELLANT: Ed Ranquist
DOCKET NO.: 15-05371.001-R-1 through 15-05371.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ed Ranquist, the appellant, by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
15-05371.001-R-1	09-07-404-002	113,460	154,520	\$267,980
15-05371.002-R-1	09-07-404-003	6,150	0	\$6,150
15-05371.003-R-1	09-07-404-020	11,540	0	\$11,540

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 frame construction with 3,620 square feet of living area. The dwelling was constructed in 1940 with an addition and remodel in 2010. Features of the home include an unfinished partial basement, central air conditioning, three fireplaces and an 846 square foot garage. The subject property has three parcels that total 34,234 square feet of land area and is located in Downers Grove, 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 three comparable sales. The comparables were described as being located within one mile of the subject and having lots ranging in size from 6,150 to 15,501 square feet of land area. They consist of two-story dwellings of frame or brick and frame

construction that contain from 3,600 to 4,206 square feet of living area. They were built from 1922 to 1984, with two having additions or remodels in 2007 and 2009. Features include full or partial basements, two of which have finished area, central air conditioning and a two-car garage. The comparables also have one, three or four fireplaces. They sold from July 2013 to March 2015 for prices ranging from \$700,000 to \$733,000 or from \$174.27 to \$202.78 per square foot of living area including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$285,670. The subject's assessment reflects a market value of \$857,868 or \$236.98 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.

As to the appellant's comparables, the board of review argued that appellant's comparable #1 is located south of 55th street, is 1.17 miles from the subject and is inferior in quality of construction, lot size and garage size. Comparable #2 is inferior in quality of construction, lot size, garage size, and is located just off the railroad tracks. Comparable #3 is also inferior to the subject in quality of construction, lot size and garage size. The board of review also made mention of the subject's 2012 sale for \$970,000.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales. A map submitted by the board of review revealed that the board of review's comparables #3 and #4 are located in very close proximity to the subject. The comparables have lots ranging in size from 7,915 to 29,568 square feet of land area. They consist of a one-story, a part two-story, part one and one-half story and part one-story and 2, part two-story and part one-story dwellings of frame construction that contain from 3,207 to 4,594 square feet of living area. They were built from 1939 to 2014, with two having additions or remodels in 2006, 2009 and 2013. Features include full or partial basements, two of which have finished area, central air conditioning, from one to three fireplaces and garages ranging in size from 570 to 960 square feet of building area. They sold from June 2013 to October 2014 for prices ranging from \$875,000 to \$1,125,000 or from \$244.88 to \$346.72 per square foot of living area including land.

Under rebuttal, the appellant argued that the board of review's comparable #1 is superior to the subject due to its full finished basement, age and number of baths. Comparable #2 is superior due to its full basement, age and number of baths. Comparables #3 and #4 are superior in number of baths.

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 parties submitted seven comparable sales for the Board's consideration. The appellant's comparable #1 is located over one-mile from the subject, is considerably larger and has a significantly smaller basement, garage and lot than the subject. Comparable #2 has a significantly older original build date and a significantly smaller garage and lot. Comparable #3 was a dated 2013 sale and has a significantly smaller garage and lot. The board of review's comparable #1 has a 2014 build date and a full finished basement, but has a smaller garage and a significantly smaller lot than the subject. Comparable #2 is the most comparable sale in this record, but has a smaller garage and a significantly smaller lot. Its original build date in 2006 is offset by the additions and remodeling the subject received in 2010. Comparable #3 was a dated 2013 sale and is considerably larger than the subject. And finally, comparable #4 is a dissimilar one-story dwelling when compared to the subject. The Board has determined that all, but the dated 2013 sales and the dissimilar one-story dwelling, will be used in its final analysis. The parties' five more recent and similar sales occurred from June 2014 to March 2015 for \$700,000 to \$912,500 or from \$174.27 to \$272.84 per square foot of living area, including land. The subject's assessment reflects a market value of \$857,868 or \$236.98 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 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Acting 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: November 21, 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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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