



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Christopher Moran
DOCKET NO.: 15-05939.001-R-1
PARCEL NO.: 06-01-306-017

The parties of record before the Property Tax Appeal Board are Christopher Moran, 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: | \$82,700 |
| IMPR.: | \$336,280 |
| TOTAL: | \$418,980 |

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 brick exterior construction with 4,783 square feet of living area.¹ The dwelling was constructed in 2007. Features of the home include an unfinished basement, central air conditioning, three fireplaces and a two-car garage. The property has an 11,400 square foot site and is located in Elmhurst, York 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

¹ The appellant's appraiser reported a dwelling size of 4,783 square feet of living area with a schematic drawing. The assessing officials reported a dwelling size of 4,702 square feet of living area, but lacked any schematic drawing to support the contention. The Board finds the slight size dispute is not relevant to determining the correct assessment of the subject property based on the evidence in the record.

\$1,190,000 as of March 15, 2016. The appraisal was prepared by Michelle Weber, a certified residential real estate appraiser. In estimating the market value of the subject property the appraiser developed the sales comparison approach to value using six comparables located from .25 to 1.46 miles from the subject property. The comparables consist of two-story dwellings that was built from 1999 to 2016. The dwellings had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 3,433 to 4,703 square feet of living area and are situated on sites that contain from 8,162 to 14,770 square feet of land area. Comparables #1 through #4 sold from November 2014 to March 2016 for prices ranging from \$901,000 to \$1,344,000 or from \$210.86 to \$295.69 per square foot of living area including land. Comparables #5 and #6 were listed for \$1,099,000 and \$1,395,000 or \$320.13 and \$347.36 per square foot of living area including land, respectively. The appraiser made adjustments to each comparable for differences from the subject property to arrive at adjusted prices ranging from \$1,059,000 to \$1,401,150. The appellant requested the total assessment be reduced to \$396,667 which would reflect the March 2016 appraisal.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$418,980. The subject's assessment reflects an estimated market value of \$1,258,198 or \$263.06 per square foot of living area including land when applying DuPage County's 2015 three-year average median level of assessment of 33.30% as determined by the Illinois Department of Revenue. 86 Ill.Admin.Code §1910.50(c)(1).

In support of the subject's assessment, the board of review submitted information on four comparable sales located within the same neighborhood assessment code as the subject property. The grid analysis did not disclose central air conditioning, fireplaces or finished basements. The comparables consist of two-story dwellings that were built from 2005 to 2014. The dwellings range in size from 4,176 to 5,009 square feet of living area and are situated on sites that contain from 11,867 to 19,000 square feet of land area. The comparables sold from April 2014 to May 2015 for prices ranging from \$1,230,000 to \$1,751,000 or from \$285.81 to \$349.57 per square foot of living area including land.

The board of review's submission also included a memo from the York township assessor asserting that the appraisal was done for "refinancing purposes dated March 15, 2016, well after the assessment date of January 1, 2015." 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.

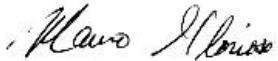
The record contains an appraisal submitted by the appellant and information on four comparable sales provided by the board of review. The Board gave the final opinion of value found in the

appraisal little weight due to its March 2016 appraisal date which is 14 months after the January 1, 2015 assessment date. The Board will consider the raw sales data contained in the appraisal.

The Board gave less weight to the appraisal comparables #1 #2 and #4 due to their January or March 2016 sale dates and 2016 construction which is 13 or 15 months after the January 1, 2015 assessment date. The Board also gave less weight to appraisal comparable #5 which was described as an active listing and was listed in 2016 which was 13 months after the January 1, 2015 assessment date. Furthermore, the Board gave less weight to appraisal comparable #6 due to its smaller dwelling size when compared to the subject property.

The Board gave the most weight to the board of review comparables. These comparables sold proximate in time to the assessment date and were similar to the subject in location, age, dwelling size and design. These properties sold from April 2014 to May 2015 for prices ranging from \$1,230,000 to \$1,751,000 or from \$285.81 to \$349.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,258,198 or \$263.06 per square foot of living area, including land, which falls within the range in terms of overall value and below the range on a per square foot basis. Based on this evidence the Board finds the subject is not overvalued and a reduction in the 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



Member



Acting Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

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:

September 22, 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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