



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

APPELLANT: Frank Neuner
DOCKET NO.: 15-06120.001-R-1
PARCEL NO.: 06-31-413-110

The parties of record before the Property Tax Appeal Board are Frank Neuner, 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 **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: \$30,420
IMPR.: \$141,450
TOTAL: \$171,870

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 frame exterior construction with 3,160 square feet of living area. The dwelling was constructed in 1972. Features of the home include a basement and a two-car garage.¹ The property has an 11,670 square foot site and is located in Downers Grove, York Township, DuPage County.

The appellant contends assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of this argument the appellant submitted information on three equity comparables located in the same neighborhood assigned by the township assessor as the subject property. The comparables were improved with two-story style frame dwellings that ranged in size from 2,564 to 3,458 square feet of living area. The dwellings were

¹ The appellant and the board of review through the township assessor did not disclose if the subject property had central air conditioning, a fireplace(s) or if the basement was finished.

constructed in 1971 and 1972. Features include a basement and a two-car garage. The grid analysis did not disclose central air conditioning, fireplaces, garage sizes or finished basements. The comparables had improvement assessments that ranged from \$102,450 to \$142,330 or from \$39.96 to \$41.16 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$128,116 or \$40.54 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,870. The subject property has an improvement assessment of \$141,450 or \$44.76 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on seven equity comparables located in the same neighborhood assigned by the township assessor as the subject property. The comparables were improved with two-story style brick, frame or brick and frame dwellings that range in size from 2,510 to 5,226 square feet of living area. The dwellings were constructed from 1969 to 1989. Features include a basement and a two-car or three-car garage. The grid analysis did not disclose central air conditioning, fireplaces, garage sizes or finished basements. The comparables had improvement assessments that ranged from \$111,890 to \$207,580 or from \$39.72 to \$51.52 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted ten suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 along with the board of review comparable #2, #5, #6 and #7 based on their larger or smaller dwelling size when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #2 and #3 along with the board of review comparables #1, #3 and #4. These comparables have varying degrees of similarity in location, dwelling size, design, exterior construction, age and features when compared to the subject property. These comparables had improvement assessments that ranged from \$40.51 to \$51.52 per square foot of living area. The subject's improvement assessment of \$44.76 per square foot of living area falls within the range established by the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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



Member



Acting 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: 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Frank Neuner, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld and Associates, LLC
33 North Dearborn Street
Suite 1850
Chicago, IL 60602

COUNTY

DuPage County Board of Review
DuPage Center
421 N. County Farm Road
Wheaton, IL 60187