



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

APPELLANT: Thomas Mitchell  
DOCKET NO.: 15-06137.001-R-1  
PARCEL NO.: 09-11-414-031

The parties of record before the Property Tax Appeal Board are Thomas Mitchell, 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:** \$48,570  
**IMPR.:** \$200,520  
**TOTAL:** \$249,090

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 2,668 square feet of living area. The dwelling was constructed in 1955 with the second floor added in 1996. Features of the home include a full unfinished basement, central air conditioning, two fireplaces, a finished attic on the 3<sup>rd</sup> floor and a 448 square foot garage. The property has a 6,275 square foot site and is located in Hinsdale, Downers Grove 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 code assigned by the township assessor as the subject property. The comparables were improved with two, part two-story and part one-story style dwellings and one, two-story style dwelling of frame or brick exterior

construction that ranged in size from 2,532 to 2,720 square feet of living area. The dwellings were constructed in 1999 and 2003. Each comparable has a full or partial basement with two comparables having a finished area of 50%, central air conditioning, a fireplace and a garage ranging in size from 441 to 609 square feet of building area.<sup>1</sup> The comparables had improvement assessments that ranged from \$138,510 to \$167,860 or from \$54.70 to \$62.38 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$159,003 or \$59.60 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 \$249,090. The subject property has an improvement assessment of \$200,520 or \$75.16 per square foot of living area.

The township assessor's office noted through the board of review that the appellant's comparable #1 was receiving a -20% economic obsolescence adjustment on its land and improvements due to its proximity to Route 83 and 55<sup>th</sup> street and appellant's comparables #2 and #3 were receiving a -30% economic obsolescence adjustment on its land and improvements due to its proximity to 55<sup>th</sup> street.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables located in the same neighborhood code assigned by the township assessor as the subject property. The comparables were improved with a part two-story and part one-story style frame dwellings that range in size from 2,374 to 2,979 square feet of living area. The dwellings were constructed in 1992 and 1994. Each comparable has a full unfinished basement, central air conditioning, a fireplace and a garage ranging in size from 440 to 483 square feet of building area. The comparables had improvement assessments that ranged from \$185,850 to \$227,250 or from \$75.73 to \$78.29 per square foot of living area. Based on this evidence, the board of review requested that the 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 six suggested comparables for the Board's consideration. The Board gave less weight to the appellant's comparables due to their inferior location that received obsolescence factors, unlike the subject.

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<sup>1</sup> The appellant's grid analysis was void of some pertinent descriptive data, which was provided by the board of review.

The Board finds the best evidence of assessment equity to be the board of review comparables. These comparables were most similar to the subject in location, design, dwelling size, age and features. These comparables had improvement assessments that ranged from \$185,850 to \$227,250 or from \$75.73 to \$78.29 per square foot of living area. The subject's improvement assessment of \$200,520 or \$75.16 per square foot of living area falls below the range established by the best comparables in this record on a per square foot basis. 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: January 16, 2018



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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