



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

APPELLANT: Mark Sosinski  
DOCKET NO.: 15-06482.001-R-1  
PARCEL NO.: 09-19-416-009

The parties of record before the Property Tax Appeal Board are Mark Sosinski, 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:** \$33,870  
**IMPR.:** \$55,760  
**TOTAL:** \$89,630

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 one-story dwelling of frame and brick construction with 1,300 square feet of living area. The dwelling was constructed in 1978. Features of the home include a partial basement with finished area and crawl space area, central air conditioning, a fireplace and a two-car garage. The property has an 8,826 square foot site and is located in Downers Grove, Downers Grove Township, DuPage County.

The appellant appeared before the Property Tax Appeal Board contending overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales with varying degrees of similarity to the subject. One comparable was located in the same neighborhood as the subject. Three comparables were located outside of the subject's neighborhood, however, the appellant testified they were within the same market area as the subject. The comparables sold from December 2012 to November 2014 for prices ranging from \$232,000 to \$250,000 or from \$170.94 to \$211.71 per square foot of living area, including

land. The appellant testified that comparable #4 was built by the same builder who built the subject. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$89,630. The subject's assessment reflects a market value of \$269,159 or \$207.05 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 three comparable sales with varying degrees of similarity to the subject. The comparables sold in either June or August 2014 for prices ranging from \$285,000 to \$343,000 or from \$256.76 to \$263.85 per square foot of living area, including land. The board of review argued that appellant's comparable #3 was inferior to the subject and received a 10% land reduction based on location near a shopping center.

In rebuttal, the appellant argued that board of review comparables #1, #2 and #3 were upgraded and superior to the subject in walls, flooring, kitchen and baths. In addition, the appellant argued board of review comparable #3 was newer in age and had a lot size 20% larger than the subject.

### **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 Board finds the best evidence of market value to be appellant's comparable sales #3 and #4 along with board of review comparable sale #1. These most similar comparables sold for prices ranging from \$235,000 to \$343,000 or from \$192.31 to \$263.85 per square foot of living area, including land. The subject's assessment reflects a market value of \$269,159 or \$207.05 per square foot of living area, including land, which is within the range established by the best comparable sales in this record based on total sales price and on a per-square foot basis. Less weight was given appellant's comparable sales #1, #2 and the board of review's comparable sales #2 and #3 based on their dissimilar basement area and/or land size when compared to the subject and/or the date of sale was too remote to establish a market value for the subject as of January 1, 2015. Further, the Board gave slightly increased weight to the comparable sales in this record that were located in the "GD" neighborhoods, similar to the subject. 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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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.

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Chairman



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Member

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Member



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Member

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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: December 23, 2019



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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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