



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

APPELLANT: John Bosco (Heartland Bank and Trust 4035)
DOCKET NO.: 16-05084.001-R-1
PARCEL NO.: 08-09-106-034

The parties of record before the Property Tax Appeal Board are John Bosco (Heartland Bank and Trust 4035), 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: \$66,320
IMPR.: \$179,770
TOTAL: \$246,090

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 2016 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 drivit construction with 4,162 square feet of living area.¹ The dwelling was constructed in 2006. Features of the home include a full unfinished basement, central air conditioning, and two garages containing 1,937 square feet of building area. The property has a 38,179 square foot site and is located in Lisle, Lisle 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 under appeal had a market value

¹ The board of review reported the subject's living area size of 4,162 square feet and the appraiser reported the subject's estimated living area size of 4,228 square feet. The Board finds this discrepancy does not impact the decision herein. For comparison purposes, the Board will utilize 4,162 square feet of living area.

of \$627,000 as of February 8, 2016.² The appraiser utilized four comparable sales and two listings. The sales occurred from January 2015 to October 2015. The comparables sold or were listed for prices ranging from \$585,000 to \$1,125,000 or from \$143.73 to \$331.27 per square foot of living area, including land. Adjusted sales/listing prices ranged from \$723,700 to \$982,672.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$246,090. The subject's assessment reflects a market value of \$739,231 or \$179.16 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for DuPage County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales with varying degrees of similarity to the subject. The comparables sold from March 2014 to August 2016 for prices ranging from \$677,500 to \$755,000 or from \$183.61 to \$197.42 per square foot of living area, including land.

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.

Initially, the Board finds the appraiser failed to adjust the comparable sales for differences in age when compared to the subject. In addition, the appraisal's estimated market value is for two adjoining lots, with a separate value estimated for lot #2, which is the only parcel on appeal. The allocation in value between lot #1 and lot #2 is not well supported. For these reasons the Board finds the credibility of the final value conclusion and the adjustments within the appraisal report is called into question. Therefore, the Board will utilize the raw sales data contained within the appraisal report.

The Board finds the best evidence of market value to be the appellant's comparables sale #2 and listing #5 and board of review comparable sale #5 based on size, design, age, site size and most features. The remaining comparables were given less weight because the site size was undisclosed, dissimilar age and/or dissimilar location in comparison to the subject. The most similar comparables sold or were listed for prices ranging from \$154.84 to \$197.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$739,231 or \$179.16 per square foot of living area, including land, which is within the range established by the best comparable sales and listings in this record.

² The total estimated market value of \$825,000 includes an adjoining lot valued at \$198,000, which results in a total estimated value for the subject under appeal of \$627,000.

The Board finds the appellant has not shown by a preponderance of the evidence herein that the subject is overvalued as estimated by its assessment. 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.



Chairman



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: February 13, 2019



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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