



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: American Homes 4 Rent Pro
DOCKET NO.: 16-05940.001-R-1
PARCEL NO.: 03-14-205-051

The parties of record before the Property Tax Appeal Board are American Homes 4 Rent Pro, the appellant, by attorney Michael R. Davies, of Ryan Law LLP 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:	\$7,580
IMPR.:	\$43,240
TOTAL:	\$50,820

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 two-story townhouse of frame construction with 1,354 square feet of living area. The dwelling was constructed in 1997. The property has approximately 1,200 square feet of land area¹ and is located in Bensenville, Addison Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales that sold from August to November 2016. The appellant's grid analysis lists three of the properties selling for \$115,000 to \$143,000 or from \$76.00 to \$114.58 per square foot of living area, including land. The appellant requested the assessment be reduced to \$38,333.

¹ The Board finds the parties differ slightly as to the size of the subject's lot, however, the difference will not impact the Board's decision for this appeal.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$50,820. The subject's assessment reflects a market value of \$152,658 or \$112.75 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.

The board of review's submission included the property record card's (PRC's) for the appellant's comparables #1 and #2, which depict comparable #1 as a dissimilar single-family home and comparable #2 as an apartment building. The board of review also disclosed that the appellant's comparables #3 and #4 are located in Glendale Heights, unlike the subject's Bensenville location.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located in the same townhome development as the subject property. The comparables were similar dwellings of frame construction that range in size from 1,354 to 1,858 square feet of living area. The homes were built in 1997. The comparables had sale dates occurring from June 2015 to May 2016 for prices ranging from \$175,000 to \$220,000 or from \$118.41 to \$129.25 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 parties submitted a total of 8 comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables due to their differences in style or location, when compared to the subject. The Board finds the best evidence of market value to be the board of review's comparable sales. These comparables were most similar to the subject in location, style, age and features. These sales also occurred proximate in time to the assessment date at issue. The best comparables sold from June 2015 to May 2016 for prices ranging from \$175,000 to \$220,000 or from \$118.41 to \$129.25 per square foot of living area, including land. The subject's assessment reflects a market value of \$152,658 or \$112.75 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. 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: _____

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:

October 15, 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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