



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

APPELLANT: AH4R IL 4 LLC
DOCKET NO.: 16-05946.001-R-1
PARCEL NO.: 07-21-316-014

The parties of record before the Property Tax Appeal Board are AH4R IL 4 LLC, 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: \$8,370
IMPR.: \$18,260
TOTAL: \$26,630

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The subject property consists of a two-story townhouse of frame construction with 1,052 square feet of living area. The dwelling was constructed in 1993 and has a one-car garage. The property has a 2,019 square foot site and is located in Aurora, Naperville Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales that sold from February 2013 to June 2015 for prices ranging from \$65,000 to \$79,000. The appellant provided little descriptive information about the purported comparable sales or the subject property for comparison. The appellant requested the assessment be reduced to \$21,667.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$26,630. The subject's assessment reflects a market value of \$79,994 or \$76.04 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.

Regarding the appellant's sale #4, the board of review argued that the appellant incorrectly reported the property's sale price at \$79,000, to which the board of review submitted the PTAX-

203 Illinois Real Estate Transfer Declaration revealing the property actually sold for a price of \$118,250.

In support of its contention of the correct assessment the board of review submitted information on eight comparable sales, one of which was also submitted by the appellant. The comparables were similar townhomes of frame construction that have 1,052 square feet of living area. The dwellings were built in 1992 or 1993. Four comparables have a fireplace and each has a one-car garage. The comparables had sale dates occurring from May 2015 to January 2016 for prices ranging from \$115,000 to \$121,500 or from \$109.32 to \$115.49 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.

As an initial matter regarding the parties' common comparable located at 441 Thomas Jefferson Ct., the Board finds the best evidence of its sale price was the PTAX-203 Illinois Real Estate Transfer Declaration submitted by the board of review revealing the property actually sold for a price of \$118,250.

The parties submitted a total of eleven comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable sales #1, #2 and #3 due to their sale dates occurring greater than 17 months prior to the January 1, 2016 assessment date at issue. The Board finds the best evidence of market value to be the board of review's comparable sales, which includes the parties' common comparable. These comparables were most similar to the subject in location, style, size, age and features. These sales also occurred most proximate in time to the assessment date at issue. The best comparables sold from May 2015 to January 2016 for prices ranging from \$115,000 to \$121,500 or from \$109.32 to \$115.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$79,994 or \$76.04 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: _____

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: 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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