



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

APPELLANT: AMH 2015 1 Borrower LLC  
DOCKET NO.: 16-05978.001-R-1  
PARCEL NO.: 10-02-301-045

The parties of record before the Property Tax Appeal Board are AMH 2015 1 Borrower 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:** \$16,850  
**IMPR.:** \$67,290  
**TOTAL:** \$84,140

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 townhome with 1,567 square feet of living area. The dwelling was constructed in 2011. Features of the home include an unfinished basement, central air conditioning and a two-car garage.<sup>1</sup> The property has an 1,883 square foot site and is located in Burr Ridge, Downers Grove Township, DuPage County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation claim, the appellant submitted limited descriptive information for nine comparables that were reported to be located from .31 to .75 of a mile from the subject property. The appellant failed to disclose the comparables', design, exterior construction, age, dwelling size, foundation type and features such as central air

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The appellant provided limited descriptive data for the subject property which was drawn from evidence provided by the board of review<sup>1</sup>

conditioning, fireplaces and garages. The comparables were reported to have site sizes ranging in size from 7,427 to 28,138 square feet of land area. The comparables sold from December 2012 to January 2016 for prices ranging from \$80,000 to \$205,000. 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 \$84,140. The subject's assessment reflects a market value of \$252,749 or \$161.29 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 four comparable sales located on the same street and complex as the subject. The comparables are described as two-story townhomes containing 1,567 or 1,787 square feet of living area. The comparables were built in 2011 or 2012. Each comparable has an unfinished basement and a 2-car garage; three comparables have central air conditioning; and one comparable has a fireplace. The comparables have sites ranging in size from 1,883 to 2,613 square feet of land area. The comparables sold from July 2015 to April 2016 for prices ranging from \$275,000 to \$312,500 or from \$170.68 to \$175.49 per square foot of living area, including land.

The board of review also submitted property records, PTAX-203 Real Estate Transfer Declarations and a grid analysis of the appellant's comparables provided by the Downers Grove Township Assessor. In addition, the board of review argued the appellant's comparables are sales of vacant residential lots or single-family homes that are not similar to the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 parties submitted thirteen suggested comparable sales for consideration. The Board gave less weight to the appellant's comparables #1 thru #8 based on their dated sales in 2012, 2013 and 2014 that were less proximate in time to the subject's January 1, 2016 assessment date. Furthermore, the appellant's comparables are sales of dissimilar vacant residential lots or single-family homes located on much larger lots in different neighborhoods than the subject.

The Board finds the board of review submitted four sales of townhomes similar in location, design, age, dwelling size and features that sold from July 2015 to April 2016 for prices ranging from \$275,000 to \$312,500 or from \$170.68 to \$175.49 per square foot of living area, including land. Furthermore, most emphasis was given to comparable #2 which was nearly identical to the

subject in design, dwelling size, age and features and sold in February 2016 for \$275,000 or \$175.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$252,749 or \$161.29 per square foot of living area, including land which falls below the most similar comparable sale in this record. After considering adjustments to the comparables for differences, when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued 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(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: June 18, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

AMH 2015 1 Borrower LLC, by attorney:  
Michael R. Davies  
Ryan Law LLP  
311 South Wacker Drive  
Mailbox #29  
Chicago, IL 60606

COUNTY

DuPage County Board of Review  
DuPage Center  
421 N. County Farm Road  
Wheaton, IL 60187