



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

APPELLANT: Michele Bonnin
DOCKET NO.: 16-06696.001-R-1
PARCEL NO.: 09-15-207-019

The parties of record before the Property Tax Appeal Board are Michele Bonnin, the appellant, by attorney Margaret E. Graham of O'Keefe Lyons & Hynes, LLC, 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: \$ 69,520
IMPR.: \$283,200
TOTAL: \$352,720

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 brick exterior construction that has 5,321 square feet of living area. The dwelling was constructed in 2005. The home features a 3,463 square foot unfinished basement, central air conditioning, a fireplace and a 1,128 square foot garage. The subject property is located in Downers Grove Township, DuPage County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming assessment inequity as the basis of the appeal. In support of the inequity claim, the appellant submitted a grid analysis with limited descriptive information for three assessment comparables located in the same neighborhood code as the subject. The comparables consist of part two-story and part one-story dwellings of frame exterior construction that were built from 1997 to 2014. The comparables have unfinished basements that range in size from 1,805 to 2,160 square feet of

area. The comparables have garages that range in size from 613 to 874 square feet of building area. Appellant's counsel failed to disclose whether the comparables have finished or unfinished basements, central air conditioning or fireplaces. However, the unrefuted evidence submitted by the board of review shows the comparables have unfinished basements, three comparables have central air conditioning and each comparable has one or two fireplaces. The comparables have improvement assessments ranging from \$172,180 to \$186,310 or from \$42.30 to \$46.22 per square foot of living area. 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 property of \$352,720. The subject property has an improvement assessment of \$283,200 or \$53.22 per square foot of living area

In support of the subject's assessment, the board of review submitted a detailed analysis of three comparables that are located in the same neighborhood code as the subject. The comparables consist of part two-story and part one-story dwellings of frame or brick exterior construction that were built in 2005 or 2010. Two comparables have full or partial finished basements and one comparable has an unfinished basement. Other features include central air conditioning, two or three fireplaces, and garages that contain from 793 to 1,117 square feet of building area. The dwellings range in size from 4,814 to 4,983 square feet of living area and have improvement assessments ranging from \$250,560 to \$266,800 or from \$50.99 to \$53.54 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer argued assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant failed to meet this burden of proof.

The record contains seven assessment comparables for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant due to their smaller dwelling size and considerably smaller basements when compared to the subject. The Board finds the comparables submitted by the board of review are more similar when compared to the subject in location, design, age, dwelling size and most features, although comparables #1 and #2 have superior finished basement area. These comparables have improvement assessments ranging from \$250,560 to \$266,800 or from \$50.99 to \$53.54 per square foot of living area. The subject property has an improvement assessment of \$283,200 or \$53.22 per square foot of living area, which falls above the range established by most similar assessment comparables contained in the record on an overall basis and within the range on a per square foot basis. After considering adjustments to the comparables for any differences when compared to the subject, the Board

finds the subject's improvement assessment is supported. Therefore, no reduction in the subject's assessment is warranted.

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: April 21, 2020



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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