



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

APPELLANT: Greg Spanos
DOCKET NO.: 17-05180.001-R-1
PARCEL NO.: 05-13-301-002

The parties of record before the Property Tax Appeal Board are Greg Spanos, the appellant, by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC 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: \$36,450
IMPR.: \$134,300
TOTAL: \$170,750

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 2017 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 dwelling of frame and masonry exterior construction with 2,562 square feet of living area. The dwelling was constructed in 1968. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 504 square foot garage.¹ The property has a 11,051 square foot site and is located in Glen Ellyn, Milton Township, DuPage County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables, none of which share the same neighborhood code as the subject and are located from .83 of a mile to 1.27 miles from the subject. The comparables are improved with two-story

¹ The appellant's grid analysis was devoid of some descriptive data that was drawn from evidence provided by the board of review.

dwellings of frame exterior construction ranging in size from 2,312 to 2,534 square feet of living area. The dwellings were constructed from 1970 to 1974. The comparables have basements, with one having finished area, central air conditioning, two or three fireplaces and a garage ranging in size from 264 to 518 square feet of building area. The comparables have improvement assessments ranging from \$107,090 to \$116,510 or from \$43.01 to \$46.68 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$170,750. The subject property has an improvement assessment of \$134,300 or \$52.42 per square foot of living area.

In support of its contention of the correct assessment, the board of review through the township assessor submitted information on four equity comparables that share the same neighborhood code as the subject as defined by the township assessor and are located within .11 of a mile from the subject. The comparables consist of two-story dwellings of frame or frame and masonry exterior construction ranging in size from 2,211 to 2,586 square feet of living area. The dwellings were constructed from 1968 to 1974. Each comparable features a basement with finished area, central air conditioning, one fireplace and a garage ranging in size from 418 to 552 square feet of building area. The comparables have improvement assessments ranging from \$120,990 to \$155,760 or from \$54.72 to \$61.08 per square foot of living area.

The board of review through the deputy assessor submitted a location map and property records for the subject and both parties' comparables. The assessor argued all of the appellant's comparables are located outside the subject's neighborhood, comparables #1 and #2 do not have any finished basement area and comparable #3 only has a smaller garage when compared to the subject. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted seven equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables due to their location outside of the subject neighborhood. In addition, comparables #1 and #2 lack finished basement area and comparable #3 has a smaller garage when compared to the subject's basement with finished area and larger garage.

The Board finds the best evidence of assessment equity to be board of review comparables. These comparables are similar to the subject in location, dwelling size, design, age and features. The comparables had improvement assessments ranging from \$120,990 to \$155,760 or from \$54.72 to \$61.08 per square foot of living area. The subject has an improvement assessment of \$134,300 or \$52.42 per square foot of living area, which falls below the range on a square foot basis established by the best comparables in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is supported.

Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and no reduction in the subject's assessment is 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: August 18, 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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