



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

APPELLANT: James Trauscht
DOCKET NO.: 17-05291.001-R-1
PARCEL NO.: 09-11-229-027

The parties of record before the Property Tax Appeal Board are James Trauscht, the appellant; 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: \$56,290
IMPR.: \$270,070
TOTAL: \$326,360

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 part two-story, part three-story and part one-story dwelling of frame and stone exterior construction with 2,616 square feet of living area. The dwelling was constructed in 2011. Features of the home include a full basement that is 90% finished, central air conditioning, one fireplace and a 400 square foot two-car detached garage. The property has a 6,162 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal report with an estimated market value for the subject of \$890,000 as of January 2, 2018. The appraisal was prepared by Donald Fry, a State of Illinois Certified Residential Real Estate Appraiser. The property rights appraised were fee simple and the appraisal was performed for a refinance transaction. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value.

Under the sales comparison approach to value the appraiser utilized three comparable sales to estimate the subject's market value that are located within .63 of a mile from the subject property. The parcels range in size from approximately 6,268 to 8,251 square feet of land area and have been improved with Traditional style multi-story dwellings that were 10 to 17 years old. The homes range in size from 2,681 to 2,835 square feet of living area and feature basements with finished areas. Each comparable has central air conditioning, two or three fireplaces and a two-car garage. The comparables sold for prices ranging from \$868,500 to \$925,119 or from \$323.95 to \$329.73 per square foot of living area, including land. The appraiser adjusted the comparables for differences in site size, age, room count, gross living area, basement finish and fireplaces. After applying adjustments to the comparables for differences from the subject, the comparables had adjusted prices ranging from \$873,500 to \$911,119. Based on the adjusted sales, the appraiser estimated the subject had a market value of \$890,000 or \$340.21 per square foot of living area, including land as of January 2, 2018. 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 \$326,360. The subject's assessment reflects a market value of \$979,178 or \$374.30 per square foot of living area, land included, the 2017 three-year average median level of assessment for DuPage County of 33.33% as determined by the Illinois Department of Revenue.

The board of review submitted a narrative in response to the appellant's evidence critiquing the appellant's appraisal noting differences in features between the subject and comparables. The appraiser states that appellant's comparable #1 has 2,835 square feet of living area whereas the assessor's property record card and detailed sketch of the house indicates 1,806 square feet of living area. In addition, this house was originally built in 1925.

In support of its contention of the correct assessment of the subject property the board of review through the township assessor provided information on four comparable sales that share the same neighborhood code as the subject as assigned by the assessor. The dwellings are situated on sites ranging in size from 6,250 to 7,342 square feet of land area and are improved with multi-story dwellings ranging in size from 2,630 to 2,956 square feet of living area. The dwellings were constructed from 2010 to 2016. The comparables have basements, three of which are 75% or 100% finished. Other features of each comparable include central air conditioning, one or two fireplaces and a garage ranging in size from 399 to 651 square feet of building area. The comparables sold from May 2015 to October 2016 for prices ranging from \$987,000 to \$1,399,000 or from \$375.29 to \$473.27 per square foot of living area, including land. The board of review also provided a location map and property record cards for the subject and both parties' comparables. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant argued assessor comparables are not comparable to the subject as they are newer and have more square footage, baths, fireplaces and land. The appellant stated appraiser comparable #3 is the closest comparison to the subject.

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.

In support of their arguments before the Board, the appellant submitted an appraisal of the subject property and the board of review provided four comparable sales. The Board gave little weight to the value conclusion in the appellant's appraisal dated January 2, 2018 which is 12 months after the January 1, 2017 assessment date and less probative of the subject's market value as of that date. In addition, one comparable was a considerably older dwelling when compared to the subject. However, the Board will examine the raw sales data contained in the appellant's appraisal.

The Board finds the record has seven comparable sales for consideration. The Board gave less weight to the appellant's appraisal comparable #1 as it is a significantly older dwelling when compared to the subject. The Board also gave less weight to board of review comparables #3 and #4 as their dated sales in May and August 2015 were less proximate in time to the January 1, 2017 and thus, less likely to be reflective of the subject's market value as of that date.

The Board finds the best evidence of market value to be the appellant's appraisal comparables #2 and #3 along with board of review comparables #1 and #2. These comparables are similar to the subject in location, lot size, design and features. However, the appellant's comparables are more similar to the subject in dwelling size whereas the board of review comparables are more similar in age. They sold from August 2016 to July 2017 for prices ranging from \$868,500 to \$1,280,000 or from \$323.95 to \$446.62 per square foot of living area, including land. Excluding board of review comparable #1 which appears to be an outlier, yields a tighter range from \$868,500 to \$1,065,000 or from \$323.95 to \$392.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$979,178 or \$374.30 per square foot of living area, land included which falls within the range established by the best comparable sales in the record. After considering adjustments to the most similar comparable sales in the record for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no reduction in 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: 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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