



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

APPELLANT: Daxesh Patel
DOCKET NO.: 17-05300.001-R-1
PARCEL NO.: 01-21-408-022

The parties of record before the Property Tax Appeal Board are Daxesh Patel, the appellant, by attorney Ellen G. Berkshire of Verros Berkshire, 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: \$35,350
IMPR.: \$136,530
TOTAL: \$171,880

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 is improved with a two-story dwelling of vinyl siding and brick/stone trim exterior construction with 3,946 square feet of living area. The dwelling was built in 2007. Features of the home include an unfinished basement, central air conditioning, one fireplace and a three-car attached garage. The property has a 15,074 square foot site and is located in West Chicago, Wayne Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings with brick or frame construction ranging in size from 3,982 to 4,551 square feet of living area. The dwellings were built in 2004 and 2005. Each comparable has a basement with one being partially finished, central air conditioning, one fireplace and an attached three-car garage. These properties have sites ranging in size from 15,450 to 23,423 square feet of land area and are

located within .10 mile of the subject property. The sales occurred from May 2014 to May 2015 for prices ranging from \$350,000 to \$475,000 or from \$87.90 to \$115.40 per square foot of living area, land included. The appellant requested the subject's assessment be reduced to \$134,402.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$171,880. The subject's assessment reflects a market value of \$515,692 or \$130.69 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for DuPage County of 33.33% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales improved with two-story dwellings ranging in size from 3,434 to 4,366 square feet of living area. The homes were built from 1999 to 2016. Each comparable has a basement with three having finished area, central air conditioning, one fireplace and three-car attached garage. The board of review disclosed three comparables have sites ranging in size from 16,988 to 40,412 square feet of land area. The board of review comparables are located within .12 miles from the subject property. The sales occurred from May 2015 to May 2017 for prices ranging from \$515,000 to \$771,000 or from \$132.88 to \$207.59 per square foot of living area, including land.

The board of review requested confirmation of the 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 parties submitted information on nine comparable sales in support of their respective positions. The Board gives less weight to the comparables provided by the appellant and board of review sales #1 and #5 due to their sale dates not being as proximate in time to the assessment date at issue as the best comparables found herein. The Board gives less weight to board of review sale #3 due to the fact this property is significantly newer than the subject dwelling and was new at the time of sale. Most weight is given board of review sales #2, #4 and #6. These three comparables sold from July 2016 to May 2017 for prices ranging from \$515,000 to \$635,000 or from \$142.89 to \$149.97 per square foot of living area, including land. The subject's assessment reflects a market value of \$515,692 or \$130.69 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. In conclusion, 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: July 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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