



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

APPELLANT: Illyas Siddiqui
DOCKET NO.: 17-05374.001-R-1
PARCEL NO.: 03-15-127-052

The parties of record before the Property Tax Appeal Board are Illyas Siddiqui, the appellant, by attorney Glenn S. Guttman, of Rieff Schramm Kanter & Guttman, 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: \$119,570
IMPR.: \$183,400
TOTAL: \$302,970

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 brick exterior construction with 5,768 square feet of living area. The dwelling was constructed in 2008. Features of the home include a basement, central air conditioning, three fireplaces and an attached 935 square foot garage. The property has a 22,650 square foot site and is located in Wood Dale, Addison Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on five comparable sales along with a map and supporting documentation. In a brief supplied with the appeal, the appellant acknowledged that the subject dwelling is larger than any other residence in its neighborhood. As further described in the brief, the comparables were located in either Wood Dale or Addison. The comparable parcels range in size from 8,200 to 20,116 square feet of land area and have each been improved with a two-story

dwelling of brick or frame and brick exterior construction. The homes range in age from 6 to 24 years old and range in size from 2,899 to 5,082 square feet of living area. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 494 to 914 square feet of building area. The comparables sold or were listed from February 2016 to January 2017 for prices ranging from \$420,000 to \$560,000 or from \$98.19 to \$146.43 per square foot of living area, including land. Based on this evidence and calculating the "average" sales/listing price per square foot, the appellant requested a reduced assessment of \$249,999 which would reflect a market value of approximately \$750,000 or \$130.03 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$302,970. The subject's assessment reflects a market value of \$909,001 or \$157.59 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.

As to the subject dwelling, the assessing officials reported the subject is constructed with very high-quality finishes (interior and exterior photos supplied) which are not common to Addison Township, although it is typical in the subject's Villa Cara subdivision. There were, however, no recent sales in the subject's subdivision. In reiterating the appellant's evidence, comparable #3 which had been a listing now depicted a sale price of \$500,100 in May 2017.

In support of its contention of the correct assessment, the board of review argued that in order to find dwellings more similar in quality of construction, comparables in Wood Dale, Itasca, and Elmhurst were selected. The board of review set forth data on a spreadsheet on nine comparable properties and contended that comparable #2 was "probably" most comparable to the subject in size and basement area but was not equivalent to the subject in construction. The comparable parcels range in size from 7,740 to 20,001 square feet of land area and have each been improved with a two-story dwelling of frame or brick exterior construction. The homes were built between 2002 and 2017 and range in size from 3,910 to 5,707 square feet of living area. Each comparable has a basement, four of which have finished areas, central air conditioning, one to four fireplaces and a garage ranging in size from 482 to 884 square feet of building area. The comparables sold from July 2014 to May 2017 for prices ranging from \$655,000 to \$1,060,000 or from \$160.07 to \$255.30 per square foot of living area, including land. Based on this evidence and argument, 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 parties submitted a total of fourteen comparable properties to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to

appellant's comparables #1, #2, #4 and #5 along with board of review comparables #1, #2, #5, #7 and #8 due to differences in dates of sale as compared to the valuation date of January 1, 2017, age of the dwelling as compared to the subject built in 2008 and/or differences in dwelling size when compared to the subject 5,768 square foot home.

The Board finds the best evidence of market value to be appellant's comparable sale #3 and board of review comparable sales #4, #6 and #9. These most similar comparables sold from February 2016 to May 2017 for prices ranging from \$500,100 to \$901,000 or from \$98.41 to \$210.86 per square foot of living area, including land. The subject's assessment reflects a market value of \$909,001 or \$157.59 per square foot of living area, including land, which is above the range established by the best comparable sales in this record in terms of overall value, but within the range on a per-square-foot basis. The Board finds that given the subject's larger overall dwelling size when compared to the best comparables, it is logical that the subject would have a higher overall value. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, 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: March 16, 2021



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

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