



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

APPELLANT: Steven Sintetas
DOCKET NO.: 17-05439.001-R-1
PARCEL NO.: 06-24-208-008

The parties of record before the Property Tax Appeal Board are Steven Sintetas, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$53,480
IMPR.: \$174,520
TOTAL: \$228,000

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, brick or stone exterior construction with 3,775 square feet of living area. The dwelling was constructed in 1980. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a two-car garage with 576 square feet of building area. The property has a 16,000 square foot site and is located in Oak Brook, York Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a Residential Appraisal Report prepared by Nicholas J. Mulligan, a Certified Residential Real Estate Appraiser. The purpose of the appraisal is to estimate fair market value as of the effective date of the report. Using the sales comparison approach to value, the appraiser estimated the subject property had a market value of \$650,000 as of January 1, 2017.

Under the sales comparison approach to value, the appraiser utilized four suggested sales located in Oak Brook within 2.87 miles from the subject property. The comparables were described as three traditional style dwellings and one ranch style dwelling of brick; frame; brick, stone and frame; or stone and frame exterior construction. The comparables range in size from 3,160 to 3,920 square feet of living area and were built from 1953 to 1979. The comparables have basements with one comparable having a finished area, central air conditioning, one or two fireplaces and a two-car garage ranging in size from 506 to 575 square feet of building area.¹ The comparables are situated on lots that range in size from 16,600 to 50,661 square feet of land area. The comparables sold from December 2015 to August 2016 for prices ranging from \$588,000 to \$685,000 or from \$166.45 to \$206.70 per square foot of living area, land included

The appraiser made adjustments to the comparables for differences when compared to the subject for condition, bathrooms, gross living area, basement, basement finish and fireplaces. The adjustments resulted in adjusted sale prices ranging from \$639,250 to \$685,250 or from \$167.60 to \$206.77 per square foot of living area, land included. Based on the adjusted sale prices, the appraiser estimated the subject property had a fair market value of \$650,000 or \$172.19 per square foot of living area, land included, under the sales comparison approach.

Based on this evidence the appellant requested the subject's assessment be reduced to \$216,645.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$228,000. The subject's assessment reflects a market value of \$684,068 or \$181.21 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 located in the same neighborhood as assigned by the township assessor as the subject property. One comparable was also utilized by the appellant's appraiser. The comparables are improved with two story dwellings of frame, brick or stone exterior construction that range in size from 3,160 to 3,930 square feet of living area. The dwellings were constructed from 1979 to 1988. Each comparable has a basement with one comparable having a finished area, central air conditioning, one to four fireplaces and a two-car or three-car garage ranging in size from 552 to 759 square feet of building area. The comparables sold from March 2015 to February 2017 for prices ranging from \$588,000 to \$837,500 or from \$186.08 to \$232.49 per square foot of living area, land included. Based on this evidence, the board of review requested that the assessment be confirmed.

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

¹ Some of the descriptive information was taken from the board of review's grid analysis, which was supplied by the York Township Assessor's Office.

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 the overvaluation argument the appellant submitted an appraisal. The Board finds the appellant's appraisal is not credible because there were sales of similar two-story design dwellings and located in the subject's neighborhood that were not used by the appraiser. Two of the comparables used by the appellant's appraiser were outside of the subject's neighborhood. The appraiser did not adjust for the difference in land sizes or age and these factors undermine the appraised value conclusion. However, the Board will examine the raw sales data contained in the appellant's appraisal.

The record contains nine comparable sales for the Board's consideration. The appraisal comparable #3 is also board of review's comparable #1. The Board gave little weight to the appraiser's comparable #2 along with the board of review's comparables #3 and #4. These comparables sold from March to December 2015, which are dated and less indicative of fair market value as of the subject's January 1, 2017 assessment date. The Board gave little weight to the appraiser's comparable #4. This comparable is a dissimilar one-story design when compared to the subject's two-story design. Furthermore, the Board finds that the dwelling is 27 years older than the subject property and is located outside of the subject's neighborhood.

The Board finds the best evidence of market value to be the appraisal comparables #1 and #3 which is also the board of review's comparable #1 along with board of review comparables #2, #5 and #6. The comparables are similar to the subject in location, land size, age, dwelling size design and features. These comparables sold from January 2016 to February 2017 for prices ranging from \$588,000 to \$837,500 or from \$166.45 to \$232.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$684,068 or \$181.21 per square foot of living area, including land, which is within the range as established by the best comparable sales in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds 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:

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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