



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

APPELLANT: Antonio Iannicelli
DOCKET NO.: 17-05544.001-R-1
PARCEL NO.: 05-14-300-034

The parties of record before the Property Tax Appeal Board are Antonio Iannicelli, 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: \$74,900
IMPR.: \$222,620
TOTAL: \$297,520

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 masonry exterior construction containing 3,186 square feet of living area. The dwelling was constructed in 1969. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a garage with 567 square feet of building area. The property has a 18,708-square foot site and is located in Glen Ellyn, Milton Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$838,000 as of January 1, 2017. The appraisal was prepared by Jacob Bartlett, a Certified Residential Real Estate Appraiser. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value using six comparable sales located from .24 to .49 of a mile from the subject property. The properties are improved with two-story single-family dwellings of masonry or wood and masonry exterior construction ranging in size from 2,548 to

3,571 square feet of living area. The dwellings were built from 1925 to 2003. The comparables have sites ranging in size from 8,578 to 13,573 square feet of land area. The dwellings each feature a full basement with finished area, central air conditioning, and a 2-car or 3-car garage. Five dwellings each have one to three fireplaces. The comparables sold from May 2015 to October 2016 for prices ranging from \$750,000 to \$850,000 or from \$224.25 to \$294.35 per square foot of living area, including land. The appraiser made adjustments to the comparables for differences from the subject to arrive at adjusted prices ranging from \$800,000 to \$847,000 and arrived at an estimated value of \$838,000.

In addition to the appraisal, the appellant submitted a grid analysis containing information on four comparable sales located from one block to .7 of a mile from the subject property. The comparable properties have sites ranging from 10,247 to 23,368 square feet of land area and are improved with two-story dwellings of frame or frame and masonry exterior construction ranging in size from 3,173 to 3,705 square feet of living area. Each home features a basement with three having finished area. The dwellings also each have central air-conditioning and a garage ranging in size from 483 to 651 square feet of building area. The comparables sold from June 2013 to March 2017 for prices ranging from \$699,500 to \$895,000 or from \$220.45 to \$241.57 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$279,333, to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$297,520. The subject's assessment reflects an estimated market value of \$892,649 or \$280.18 per square foot of living area 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 rebuttal to the appellant's evidence, the board of review through the township assessor submitted a memorandum arguing that the appellant's appraiser did not consider the subject's renovation in 2015 with an estimated cost of \$54,995. The board of review also argued that the appraiser did not make adjustments to the comparables for differences in construction type or for being substantially older or newer in age relative to the subject. Moreover, board of review argued that three comparables had lot sizes that were "half the size" of the subject's lot, and the appraiser did not choose comparables that "bracket" the subject in their assessed values.

In support of its contention of the correct assessment, the board of review submitted a grid analysis containing information on seven comparable sales located from .28 to .9 of a mile from the subject property. The comparables have sites ranging from 8,578 to 20,055 square feet of land area. The properties are improved with two-story dwellings of frame or frame and masonry exterior construction that were built from 1913 to 1961 and range in size from 2,491 to 3,344 square feet of living area. Each comparable has a basement with six having finished area. The dwellings also each have central air conditioning, one to three fireplaces, and a garage ranging in size from 399 to 604 square feet of building area. The comparables sold from July 2014 to June 2016 for prices ranging from \$714,000 to \$1,050,000 or from \$282.77 to \$321.44 per square foot of living area, including land. The board of review also submitted a copy of the property record

cards for the subject property and its comparable sales along with a copy of the application for a building permit with description of the remodeling project in 2015 and estimate of costs.

Based on this evidence and argument, the board of review requested a 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 appellant submitted an appraisal report and an additional grid analysis containing information on four comparable sales and the board of review submitted seven comparable sales in support of their respective positions before the Property Tax Appeal Board.

As an initial matter, the Board gave less weight to the conclusion of value contained in the appellant's appraisal as the appraiser utilized two sales in 2015 which are dated relative to the January 1, 2017 assessment date at issue when other comparable sales that sold more proximate in time to the assessment date were available. Further, the appraiser did not make adjustments to the comparables that were substantially older or newer in age compared to the subject. These factors undermine and detract from the appraiser's value conclusion. As to the parties' comparable sales, the Board finds the best evidence of market value to be appellant's appraiser's comparables #4, and #6, along with appellant's raw sales #2 and #4, and board of review comparable #3. These five comparables were most similar to the subject in location, design, lot size, and dwelling size. These best comparables in the record also sold more proximate in time to the subject's January 1, 2017 assessment date at issue. However, each of these comparables' ages were significantly older or newer relative to the subject property which requires appropriate adjustments to make these comparables more equivalent to the subject. The best comparables in the record sold from May 2016 to March 2017 for prices ranging from \$699,500 to \$912,500 or from \$220.45 to \$296.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$892,649 or \$280.18 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. The subject's assessment is particularly supported by board of review comparable #3 which was most similar to the subject and which sold for \$912,500 or for \$296.27 per square foot of living area, including land.

The Board gave less weight to the parties' remaining comparables based on their sale dates in 2013, 2014 and 2015 being less proximate in time to the subject's January 1, 2017 assessment date, and/or based on their smaller lot size or dwelling size relative to the subject.

After considering adjustments to the comparables for differences from the subject, the Board finds that the appellant did not prove by preponderance of evidence that the subject is overvalued and, therefore, 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: October 20, 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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