



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

APPELLANT: Parviz Buroumand
DOCKET NO.: 17-05658.001-R-1
PARCEL NO.: 09-05-311-025

The parties of record before the Property Tax Appeal Board are Parviz Buroumand, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher 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: \$56,070
IMPR.: \$27,750
TOTAL: \$83,820

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 one-story dwelling of frame exterior construction with 875 square feet of living area. The dwelling was constructed in 1952 and features a 396 square foot garage. The property has a 15,812 square foot site and is located in Downers Grove, Downers Grove Township, DuPage County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located within same neighborhood code as the subject as assigned by the township assessor. The comparables are improved with one-story dwellings of frame or frame and brick exterior construction that were originally constructed from 1949 to 1953 and range in size from 818 to 1,784 square feet of living area. One comparable has a partial basement and each comparable has a garage ranging in size from 396 to 500 square feet of building area. The

comparables have improvement assessments ranging from \$24,140 to \$54,630 or from \$25.96 to \$30.62 per square foot of living area. Based on this evidence, the appellant requested the total assessment be reduced to \$81,173.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$83,820. The subject property has an improvement assessment of \$27,750 or \$31.71 per square foot of living area.

In response to the appellant's evidence, the township assessor on behalf of the board of review provided property record cards and a detailed spreadsheet of the appellant's comparables noting differences in dwelling size, quality of construction and some features when compared to the subject.

In support of its contention of the correct assessment, the board of review through the township assessor submitted information on three equity comparables located within the same neighborhood code as the subject as assigned by the township assessor. The comparables consist of one-story dwellings of frame exterior construction ranging in size from 875 to 971 square feet of living area. The dwellings were constructed in 1949 or 1953. Each comparable has a garage ranging in size from 308 to 440 square feet of building area. The comparables have improvement assessments ranging from \$27,860 to \$33,880 or from \$31.84 to \$34.89 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 six equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #3 due to their larger dwelling sizes and to comparable #2 due to its superior basement feature when compared to the subject.

The Board finds the best evidence of assessment equity to be the board of review comparables as they are more similar to the subject in dwelling size, design, age and features. The comparables have improvement assessments ranging from \$27,860 to \$33,880 or from \$31.84 to \$34.89 per square foot of living area. The subject has an improvement assessment of \$27,750 or \$31.71 per square foot of living area, which falls below the range established by the best comparables in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is well supported. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that

the subject's improvement was inequitably assessed and 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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