



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

APPELLANT: Scott Veselik
DOCKET NO.: 18-04506.001-R-1
PARCEL NO.: 09-01-301-008

The parties of record before the Property Tax Appeal Board are Scott Veselik, 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: \$108,260
IMPR.: \$254,230
TOTAL: \$362,490

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 2018 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 multi-level dwelling of brick exterior construction with 3,614 square feet of living area. The dwelling was constructed in 1996. Features of the home include an unfinished basement, central air conditioning, one fireplace and a garage with 746 square feet of building area. The property is located in Hinsdale, 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 limited information on three equity comparables located in the same assessment neighborhood as the subject. The comparables are improved with multi-story dwellings of frame exterior construction that range in size from 3,061 to 3,301 square feet of living area.¹ The dwellings were built from 1976 to 1996. The

¹ The appellant's grid analysis lacked descriptive data which was drawn from evidence provided by the board of review.

comparables each have a basement with one being 75% finished, central air conditioning, one to three fireplaces and a garage ranging in size from 392 to 528 square feet of building area. These properties have improvement assessments ranging from \$198,140 to \$225,640 or from \$64.73 to \$68.50 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$242,824.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$362,490. The subject property has an improvement assessment of \$254,230 or \$70.35 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables located in the same assessment neighborhood as the subject. The comparables are improved with multi-level dwellings of brick exterior construction that range in size from 3,531 to 3,684 square feet of living area. The homes were built from 1990 to 1999. The comparables each have a basement, two of which are 75% finished, central air conditioning, one fireplace and a garage ranging in size from 462 to 497 square feet of building area. The comparables have improvement assessments ranging from \$254,080 to \$270,470 or from \$70.66 to \$75.25 per square foot of living area. The board of review also submitted a map depicting the locations of both parties' comparables in relation to the subject. 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 due to their smaller dwelling size and/or older age when compared to the subject.

The Board finds the best evidence of assessment equity to be the board of review comparables as they are most similar to the subject in location, design, dwelling size and age. However, each comparable has an inferior garage size and two comparables have superior finished basement area. These properties have improvement assessments ranging from \$254,080 to \$270,470 or from \$70.66 to \$75.25 per square foot of living area. The subject's improvement assessment of \$254,230 or \$70.35 per square foot of living area falls within the range on an overall basis established by the best comparables in the record but slightly below on a square foot basis. After considering adjustments to the best comparables for differences when compared to the subject, 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: January 19, 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

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Scott Veselik, by attorney:
Brian S. Maher
Weis, DuBrock, Doody & Maher
1 North LaSalle Street
Suite 1500
Chicago, IL 60602-3992

COUNTY

DuPage County Board of Review
DuPage Center
421 N. County Farm Road
Wheaton, IL 60187