



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

APPELLANT: JVA MS CF I, LLC  
DOCKET NO.: 18-04631.001-R-1  
PARCEL NO.: 03-08-424-011

The parties of record before the Property Tax Appeal Board are JVA MS CF I, LLC, the appellant, by attorney Peter D. Verros of Verros Berkshire, PC 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:** \$44,890  
**IMPR.:** \$36,840  
**TOTAL:** \$81,730

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 consists of a one-story dwelling of brick exterior construction with 1,152 square feet of living area. The dwelling was built in 1968. Features of the home include a full basement, central air conditioning, and a two-car attached garage. The property has a 7,060 square foot site and is located in Itasca, Addison 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 \$210,000 as of January 1, 2018. The appraisal was prepared by James Loftus, a certified residential real estate appraiser, and Michael Pomorski, a certified general real estate appraiser. In estimating the market value of the subject property, the appraisers developed the sales comparison approach to value using three comparable sales improved with one-story dwellings of brick construction that range in size from 935 to 1,400 square feet of living area. The dwellings were built from

1952 to 1959. Each home has an unfinished basement, central air conditioning, and a 1-car or a 2-car garage. The comparables have sites ranging in size from 7,353 to 7,786 square feet of land area and are located within .37 miles of the subject property. The sales occurred from October 2016 to May 2017 for prices ranging from \$210,000 to \$219,000 or from \$150.00 to \$234.22 per square foot of living area, including land. The appraisers adjusted the comparables for differences from the subject to arrive at adjusted prices ranging from \$203,040 to \$221,340 and concluded the subject property had an estimated market value of \$210,000. The appellant requested the subject's assessment be reduced 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 \$81,730. The subject's assessment reflects a market value of \$245,583 or \$213.18 per square foot of living area, land included, when using the 2018 three year average median level of assessment for DuPage County of 33.28% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales improved with one-story dwellings of brick or frame construction that range in size from 1,040 to 1,154 square feet of living area. The homes were built in 1958 and 1959. Each property has a full basement with two being partially finished, two comparables have central air conditioning, and each property has a detached garage ranging in size from 440 to 528 square feet of building area. These properties have sites ranging in size from 6,890 to 7,480 square feet of land area and have the same assessment neighborhood code as the subject property. The comparables sold from November 2017 to May 2018 for prices ranging from \$230,000 to \$260,000 or from \$217.94 to \$246.91 per square foot of living area, including land. 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 Board finds the best evidence of market value to be the comparable sales submitted by the board of review. The Board finds the comparables provided by the board of review sold more proximate in time to the assessment date than the sales contained in the appellant's appraisal. Additionally, the sales provided by the board of review are more similar to the subject dwelling in size than two of the three sales contained in the appellant's appraisal. The board of review comparables sold for prices ranging from \$230,000 to \$260,000 or from \$217.94 to \$246.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$245,583 or \$213.18 per square foot of living area, including land, which is within the overall price range established by the board of review comparable sales but below the range on a square foot basis. Based on this evidence 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: February 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

AGENCY

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

APPELLANT

JVA MS CF I, LLC, by attorney:  
Peter D. Verros  
Verros Berkshire, PC  
225 West Randolph  
Suite 2950  
Chicago, IL 60606

COUNTY

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