



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

APPELLANT: Eric Roque
DOCKET NO.: 18-04669.001-R-1
PARCEL NO.: 03-18-304-020

The parties of record before the Property Tax Appeal Board are Eric Roque, the appellant, by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; and the DuPage County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **a reduction** 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: \$46,930
IMPR.: \$103,055
TOTAL: \$149,985

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 two-story dwelling of brick and frame construction with 3,695 square feet of living area. The dwelling was constructed in 2000. Features of the home include a full finished basement, central air conditioning, a fireplace and a 3-car garage. The property has a 12,600 square foot site and is located in Addison, 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 \$450,000 as of January 1, 2018.

The appellant's appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject property. The appellant's appraisers selected five comparable properties that were located from .33 to .71 of a mile from the subject property. The

comparables had lots ranging in size from 8,450 to 13,653 square feet of land area that were improved with two-story dwellings that ranged in size from 3,192 to 3,520 square feet of living area. The comparables were built between 1983 and 1991 and had other features with varying degrees of similarity to the subject. The comparables had sale dates ranging from April to September 2017 and sold for prices ranging from \$400,000 to \$466,000 or from \$124.15 to \$145.35 per square foot of living area, including land. After adjustments, the comparables had adjusted sale prices ranging from \$410,700 to \$466,700 or from \$127.47 to \$145.57 per square foot of living area, including land. Based on this evidence the appellant requested that the subject's assessment be reduced to \$149,985.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$175,680. The subject's assessment reflects a market value of \$527,885 or \$142.86 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, one of which was also submitted by the appellant. The comparables' proximate locations to that of the subject were not disclosed, however, one of the comparables was located within the same neighborhood code as the subject property. The comparables had lots ranging in size from 6,426 to 11,050 square feet of land area that were improved with two-story dwellings that ranged in size from 2,137 to 3,474 square feet of living area. The comparables were built between 1987 and 2016 and had other features with varying degrees of similarity to the subject. The comparables had sale dates ranging from August 2016 to October 2017 and sold for prices ranging from \$330,000 to \$645,800 or from \$145.35 to \$185.90 per square foot of living area, including land.

The board of review's sales grid noted that the appellant is requesting \$50,000 less than its purchase in June 2015, after a mini basketball court and a fence were added. Based on this evidence 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$450,000 as of January 1, 2018. The subject's assessment reflects a market value of \$527,885 or \$142.86 per square foot of living area, including land, which is above the appraised value. The Board gave less weight to the board of review's unadjusted sales grid, as this evidence does not overcome the weight of the appellant's appraisal evidence. Based on the evidence in this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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: March 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

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