



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

APPELLANT: Bharati Chittineni
DOCKET NO.: 18-05171.001-R-2
PARCEL NO.: 09-01-312-006

The parties of record before the Property Tax Appeal Board are Bharati Chittineni, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge, 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: \$102,090
IMPR.: \$383,710
TOTAL: \$485,800

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 three-story dwelling of brick exterior construction with 3,924 square feet of living area. The dwelling was constructed in 2004 and has an effective age of 10 years. Features of the home include a full finished basement, central air conditioning, five fireplaces and a two-car garage.¹ The property has an approximately 10,890 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a 19-page appraisal prepared by Nicholas J. Mulligan, a Certified Residential

¹ Descriptive data was drawn in part from the appellant's appraisal report as the appraiser reported having inspected the interior however the story height was drawn from the property record card which included a schematic drawing to support the description. Furthermore, the Board finds the appellant's appraiser, while describing the dwelling as a two-story home, labeled one of the photographs as "3rd Floor Bath."

Real Estate Appraiser, who utilized the sales comparison approach to value. The purpose of the appraisal was to establish an estimate of market value using fee simple rights for use in a real estate tax appeal. The appraiser concluded that the subject property had a market value of \$1,250,000 as of January 1, 2018.

The appraisal report sets forth data on five comparable sales located in Hinsdale and from .14 to .79 of a mile from the subject. The comparable parcels range in size from 10,730 to 20,568 square feet of land area and are improved with dwellings that were 13 to 121 years old. The homes range in size from 3,780 to 4,391 square feet of living area. Each dwelling has a full basement with finished area, central air conditioning, one to four fireplaces and a two-car or a three-car garage. The properties sold from December 2016 to December 2017 for prices ranging from \$1,125,000 to \$1,325,000 or from \$264.18 to \$350.53 per square foot of living area, including land. Next, the appraiser made adjustments to the comparable sales for differences in lot size, dwelling size, bathroom count, number of fireplaces and garage size when compared to the subject. After considering adjustments to the comparable sales for differences when compared to the subject property, the appraiser set forth adjusted sales prices ranging from \$1,133,750 to \$1,368,000. In reconciliation, the appraiser concluded a value for the subject property of \$1,250,000 or \$318.55 per square foot of living area, including land. Based on the foregoing appraisal evidence, the appellant requested a total 2018 assessment reflective of the appraised value conclusion at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$540,230. The subject's assessment reflects a market value of \$1,623,287 or \$413.68 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 response to the appellant's appraisal evidence, the board of review reiterated the appraisal comparable sales noting sales #2, #4 and #5 were each two-story homes and differing in age from the subject. The board of review also submitted a memorandum critiquing the appraisal comparable sales for differences in neighborhood code, story height, exterior construction, amount of finished basement area, number of bathrooms and/or age when compared to the subject and noted that no adjustments were made for age differences.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located within the subject's neighborhood code and are located from .08 to .20 of a mile from the subject. The comparable parcels range in size from 8,828 to 11,435 square feet of land area and are improved with three-story dwellings of frame, brick or frame and brick exterior construction that were built from 2001 to 2007. The homes range in size from 3,576 to 4,015 square feet of living area. Each dwelling has a basement, central air conditioning, one to three fireplaces and a garage ranging in size from 480 to 846 square feet of building area. The properties sold from September 2017 to June 2018 for prices ranging from \$1,305,000 to \$1,530,000 or from \$353.93 to \$413.31 per square foot of living area, including land.

Based on this evidence and argument, 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 appellant submitted an appraisal of the subject property with an effective date of valuation of January 1, 2018 with reliance upon the sales comparison approach to value whereas the board of review presented critiques of those properties along with information on five comparable sales in support of the estimated market value of the subject property. The Board has thoroughly examined the appraisal in light of the entire record of recent sales and has given reduced weight to the appraised value conclusion. The Board finds that, contrary to the contention of the appellant's appraiser and based upon the board of review evidence, three of the five comparable sales in the appraisal differ from the subject in story height and in age although no adjustments were made for either of those differences. In light of this determination that a majority of the comparable sales in the appraisal were not truly appropriate comparables given other available sales in the record, the Board has discounted the appraiser's value conclusion and will examine the raw sales data in the appellant's appraisal report. In this regard, the Board gives reduced weight to appraisal sales #2, #4 and #5 due to their differences in story height and age when compared to the subject.

On this record, the Board finds the best evidence of market value to be appellant's appraisal sales #1 and #3 along with the board of review comparable sales. These seven comparables are similar to the subject in age, size and/or features. These homes sold between June 2017 and June 2018 for prices ranging from \$1,160,000 to \$1,530,000 or from \$264.18 to \$413.31 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,623,287 or \$413.68 per square foot of living area, including land, which is above the range established by the best comparable sales in the record in terms of both overall value and on a per-square-foot basis.

Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment 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:

May 18, 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

Bharati Chittineni, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

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