



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

APPELLANT: Atanu Rudra  
DOCKET NO.: 19-01067.001-R-1  
PARCEL NO.: 07-16-402-058

The parties of record before the Property Tax Appeal Board are Atanu Rudra, the appellant, 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:** \$30,550  
**IMPR.:** \$89,745  
**TOTAL:** \$120,295

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 2019 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 end-unit townhome of frame and brick exterior construction with 1,947 square feet of living area. The dwelling was constructed in 2018. Features of the townhome include a basement with 620 square feet of finished area, central air conditioning, a fireplace and a two-car garage containing 483 square feet of building area. The property has a 2,368 square foot site with a pond view and is located in Aurora, Naperville Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located within the same assessment neighborhood code as assigned to the subject and within .1 of a mile from the subject. The parcels range in size from 1,596 to 2,960 square feet of land area and have been improved with similar townhome units of frame and brick exterior construction that were 2 to 4 years old. The units range in size from 1,753 to 1,947 square feet of living area. Each comparable has a

basement, two of which have finished areas of 530 and 620 square feet of building area, respectively. The townhomes feature central air conditioning, a fireplace and a garage containing either 441 or 483 square feet of building area. The properties sold from March 2017 to December 2018 for prices ranging from \$332,220 to \$415,728 or from \$170.72 to \$213.52 per square foot of living area, including land.

Based on the foregoing evidence, the appellant requested a total assessment of \$109,780 which would reflect a market value of \$329,373 or \$169.17 per square foot of living area, including land, based upon 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 \$121,260. The subject's assessment reflects a market value of \$367,566 or \$188.79 per square foot of living area, land included, when using the 2019 three year average median level of assessment for DuPage County of 32.99% as determined by the Illinois Department of Revenue.

In response to the appellant's appeal, the board of review stated on the Exhibit 1 grid analysis that the subject townhome had upgrades added and was purchased in 2018 for \$364,640 as shown in the attached Closing Statement. Additionally, a copy of the PTAX-203 Illinois Real Estate Transfer Declaration reiterated the purchase price and purchase date of March 12, 2018 indicating that the property was advertised prior to sale as new construction.

Furthermore, the board of review submitted a copy of a retrospective appraisal prepared for a tax appeal which sets forth an estimated market value for the subject of \$360,000 as of January 1, 2019. As part of the appraisal, the subject was noted as having a "pre-sale on March 15, 2018 for \$364,640 and was on the market for 1 days with an original list price of \$324,900 and a final list price of \$364,640 per MRED ...." The appraisal utilized the sales comparison approach to value by analyzing three comparables located within .09 of a mile from the subject. The comparables consist of townhomes that each contain 1,947 square feet of living area with full basements, one of which has finished area. Each comparable is an end-unit and has a two-car garage. The comparables sold in October and November 2018 for prices ranging from \$347,215 to \$368,405 or from \$178.33 to \$189.22 per square foot of living area, including land. After considering appropriate adjustments to the comparables for differences from the subject, the appraiser set forth estimated adjusted sales prices ranging from \$352,215 to \$360,905.

In support of its contention of the correct assessment in Exhibit 1, the board of review set forth information on five purported comparable sales, however, board of review comparable #3 depicts the subject property with the March 2018 purchase and thus is not a "comparable" for purposes of analysis.

Of the remaining four comparable sales presented by the board of review, comparables #1 and #4 are the same properties presented by the appellant before the Property Tax Appeal Board as comparables #3 and #1, respectively. Board of review comparable sales #1 and #2 are the same properties as appraisal sales #2 and #1, respectively. Therefore, on this record, of the four comparable sales presented by the board of review, only comparable #5 is a new sale property described as a 1,596 square foot parcel with a pond view and improved with a two-story townhome inside unit containing 1,753 square feet of living area. Features include a finished

basement, a fireplace and a two-car garage containing 441 square feet of building area. Comparables #5 sold in February 2017 for \$352,261 or \$200.95 per square foot of living area, including land.

As part of its argument, the board of review contends that its comparables #1, #2 and #4 are each identical to the subject in dwelling, basement and garage sizes, although comparable #1 does not have a finished basement like the subject. Comparable #5 is a smaller inside unit which the board of review contends warrants a lower estimated market value and sale price when compared to the subject.

Based on the foregoing market value evidence and arguments, the board of review requests confirmation of the subject's estimated market value as reflected by its 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 record evidence supports that a reduction in the subject's assessment is warranted.

The parties presented a total of six comparable sales to support their respective positions before the Property Tax Appeal Board along with the board of review setting forth data on the subject property's March 2018 purchase price of \$364,640 and providing a copy of an appraisal of the subject property which analyzed two of the sales set forth by the parties in estimating a market value of \$360,000 as of January 1, 2019.

The Board has given reduced weight to the sales that occurred in 2017 and were not adjusted for time along with appellant's comparable #4/board of review comparable #5 which is a smaller townhome inside unit than the subject larger end unit.

The Board finds the best evidence of market value on this record to be appraisal of the subject property submitted herein by the board of review opining an estimated market value for the subject property of \$360,000 as of the valuation date at issue herein along with the subject's March 2018 purchase price of \$364,640 that occurred nine months prior to the assessment date at issue. The appraisal was completed using similar comparable properties, when compared to the subject consisting of end units and contained reasonable and logical adjustments to the comparable properties for lack of basement finish and/or location when compared to the subject, which further advances the credibility of the report. Furthermore, the Board finds that the board of review did not challenge the accuracy of the appraisal report it presented herein which supports a reduction in the subject's assessment. The subject's assessment reflects a market value of \$367,566 or \$188.79 per square foot of living area, including land, which is above the appraised value conclusion of \$360,000 as of January 1, 2019 and above the subject's recent purchase price. Based on the foregoing evidence and analysis, the Board finds the subject property is overvalued and a reduction in the subject's assessment is warranted.

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:

December 21, 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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