



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

APPELLANT: Asif Malik  
DOCKET NO.: 19-08306.001-R-2  
PARCEL NO.: 09-12-401-009

The parties of record before the Property Tax Appeal Board are Asif Malik, the appellant, by attorney Jay D. KostECKi, of Kozar Law Office LLC in Elmhurst; 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:** \$185,200  
**IMPR.:** \$518,880  
**TOTAL:** \$704,080

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 three-story dwelling of brick and frame exterior construction with 5,392 square feet of living area. The dwelling was originally constructed in 1963 and has an effective year built of 1995 based on updates and an addition completed in 2017. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 559 square foot garage. The property has an approximately 22,794 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 information on three comparable sales located less than one mile from the subject property and in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 14,455 to 19,700 square feet of land area and are improved with two-story dwellings of brick or brick and frame exterior construction that range in

size from 4,765 to 6,240 square feet of living area. The dwellings were built from 1995 to 1997. Each comparable has a basement with finished area, central air conditioning, three or four fireplaces and a garage ranging in size from 687 to 832 square feet of building area. Comparable #3 has an elevator. The properties sold from March 2018 to May 2019 for prices ranging from \$1,435,000 to \$1,850,000 or from \$282.20 to \$306.40 per square foot of living area, land included.

The appellant also submitted copies of the Multiple Listing Service (MLS) sheets on each of its comparable properties. Based on this evidence, the appellant requested the subject's assessment be reduced to \$550,000 which reflects a market value of \$1,650,165 or \$306.04 per square foot of living area, land included, when applying 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 \$704,080. The subject's assessment reflects a market value of \$2,134,222 or \$395.81 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 support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 0.36 of a mile from the subject, with two located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 13,800 to 32,164 square feet of land area and are improved with two-story or three-story dwellings of brick, frame or brick and frame exterior construction that range in size from 4,274 to 5,667 square feet of living area. The homes were built from 1924 to 1999. Each comparable has a basement, three with finished area, central air conditioning, two to five fireplaces and a garage ranging in size from 420 to 907 square feet of building area. Comparable #2 has a 1,200 square foot sport court feature. The properties sold from June 2017 to December 2018 for prices ranging from \$2,070,500 to \$2,800,000 or from \$388.21 to \$655.12 per square foot of living area, land included.

The board of review's grid analysis included comments regarding the subject property, namely that it had previously sold in January 2015 for a price of \$2,150,000 and that a permit totaling \$250,000 was issued in 2017 for a 1,224 square foot addition and remodeling of the dwelling. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables #3 and #4 which have an unfinished basement,

in contrast to the subject's finished basement and/or sold in 2017, less proximate in time to the January 1, 2019 assessment date at issue.

The Board finds the best evidence of market value to be the remaining comparables which are more similar to the subject in location, age/effective age, design, dwelling size and other features. These comparables sold from March 2018 to May 2019 for prices ranging from \$1,435,000 to \$2,240,000 or from \$282.20 to \$430.52 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,134,222 or \$395.81 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, 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:

August 23, 2022



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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