



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

APPELLANT: Kiran Dronamraju
DOCKET NO.: 20-07895.001-R-1
PARCEL NO.: 09-01-220-016

The parties of record before the Property Tax Appeal Board are Kiran Dronamraju, 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 **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: \$ 98,560
IMPR.: \$203,650
TOTAL: \$302,210

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 2020 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 is improved with a two-story dwelling of frame exterior construction containing 2,757 square feet of living area. The dwelling was built in 1995. Features of the home include an unfinished basement, central air conditioning, a fireplace and an attached garage with 924 square feet of building area. The subject property is located in Hinsdale, Downers Grove Township, DuPage County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables improved with two-story dwellings of brick, frame or brick and frame exterior construction ranging in size from 2,527 to 3,080 square feet of living area. The homes were built from 1962 to 1998. The comparables have a full or partial unfinished basement, four comparables have central air conditioning, four comparables have a fireplace and each comparable has a garage that range in size from 484 to 924 square feet of building area. Two

comparables are located in the same assessment neighborhood code as the subject while three comparables are located in a different assessment neighborhood than the subject. The comparables have improvement assessments ranging from \$129,750 to \$194,030 or from \$44.79 to \$66.59 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$180,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$302,210. The subject property has an improvement assessment of \$203,650 or \$73.87 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on seven equity comparables improved with two-story dwellings of frame or brick exterior construction ranging in size from 2,500 to 3,070 square feet of living area. The homes were built from 1991 to 1999. The comparable has a full or partial unfinished basement, central air conditioning, one or two fireplaces and each comparable has a garage that range in size from 361 to 880 square feet of building area. The comparables are located in the same assessment neighborhood code as the subject. The comparables have improvement assessments ranging from \$198,140 to \$237,350 or from \$73.50 to \$90.14 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 information on twelve equity comparables to support their respective positions before the Board. The Board gives little weight to three of appellant's comparables due to their older age and location in a different assessment neighborhood when compared to the subject. The Board finds the nine remaining comparables are more similar when compared to the subject in location, design, age, dwelling size and features. These properties have improvement assessments ranging from \$149,080 to \$237,350 or from \$58.99 to \$90.14 per square foot of living area. The subject's improvement assessment of \$203,650 or \$73.87 per square foot of living area fall within the range established most similar comparables in this record. After considering adjustments to the comparables for any differences when compared to the subject, the Board finds the assessment of the subject property as established by the board of review is equitable. Therefore, no 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: November 22, 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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