



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

APPELLANT: Michael Singleton
DOCKET NO.: 20-08020.001-R-1
PARCEL NO.: 08-31-404-069

The parties of record before the Property Tax Appeal Board are Michael Singleton, 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 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: \$6,650
IMPR.: \$56,440
TOTAL: \$63,090

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 consists of a 2-story townhouse of brick and frame exterior construction with 1,269 square feet of living area. The dwelling was constructed in 1990. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a 253 square foot garage. The property has a 1,298 square foot site¹ and is located in Naperville, Lisle 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. The comparables are located within 0.10 of a mile from the subject property. The comparables have sites that range in size from 1,228 to 1,298 square feet of land area. The comparables are improved with 2-story townhomes of frame and masonry exterior construction containing 1,269 square feet of living area that were

¹ Additional details regarding the subject property not reported by the appellant are found in the board of review's evidence.

built in 1989 and 1990. Each comparable is reported to have a basement, one of which has finished area², central air conditioning, one fireplace and a garage containing 253 square feet of building area. The comparables sold from November 2018 to February 2019 for prices ranging from \$160,000 to \$185,000 or from \$126.08 to \$145.78 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,090. The subject's assessment reflects a market value of \$188,892 or \$148.85 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for DuPage County of 33.40% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales, together with a map depicting the locations of the comparables in relation to the subject, and a grid analysis, located within 0.11 of a mile from the subject property. The comparables have sites of 1,228 or 1,298 square feet of land area. The comparables are improved with 2-story townhomes of brick and frame exterior construction containing 1,269 square feet of living area. The dwellings were built in 1988 and 1989. One comparable has a concrete slab foundation, two comparables have a basement. Each comparable has central air conditioning, one fireplace and a garage containing 253 square feet of building area. The comparables sold from August to December 2019 for prices ranging from \$198,500 to \$204,000 or from \$156.42 to \$160.76 per square foot of living area, including land. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted a total of six comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #1 for its basement finished area when compared to the subject. The Board has given less weight to the appellant's comparables #2 and #3 due to their sales dates of 2018, which is less proximate in time to the January 1, 2020 assessment date than other sales in the record.

The Board finds the best evidence of market value to be the board of review's comparables, which are identical to the subject in location, design and dwelling size and are similar to the subject in age, site size and some features and sold more proximate in time to the assessment date at issue. These comparables sold from August to December 2019 for prices ranging from \$198,500 to \$204,000 or from \$156.42 to \$160.76 per square foot of living area, including land.

² Some descriptive information was gleaned from the MLS data sheets submitted by the appellant, additional details not reported by the appellant was found in the board of review's evidence.

The subject's assessment reflects a market value of \$188,892 or \$148.85 per square foot of living area, including land, which falls below the range by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no 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:

April 18, 2023



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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