



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

APPELLANT: Mukul & Sonal Girotra
DOCKET NO.: 20-08084.001-R-1
PARCEL NO.: 09-11-231-023

The parties of record before the Property Tax Appeal Board are Mukul & Sonal Girotra, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$62,670
IMPR.: \$189,550
TOTAL: \$252,220

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 two-story dwelling of frame exterior construction with 3,178 square feet of living area.¹ The dwelling was constructed in 1994. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a garage containing 552 square feet of building area. The property has a 6,250 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on six comparable sales located within .55 of a mile of the subject and within the subject's assessment neighborhood. The comparables consist of two-story dwellings of brick, frame, or brick and frame exterior construction ranging in size from 2,946 to

¹ Details not reported by the appellants were drawn from the subject's property record card submitted by the board of review.

3,336 square feet of living area.² The homes were built from 1990 to 1996. Each dwelling has central air conditioning, one or two fireplaces, a basement with three having finished area, and a garage ranging in size from 406 to 900 square feet of building area. The parcels range in size from 7,813 to 12,950 square feet of land area. The comparables sold from January 2019 to May 2020 for prices ranging from \$675,000 to \$900,000 or from \$203.68 to \$269.78 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$252,221, for an estimated market value of \$756,739 or \$238.12 per square foot of living area, including land, 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 \$317,500. The subject's assessment reflects a market value of \$950,599 or \$299.12 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 four comparable sales located within .51 of a mile of the subject, two of which are in the subject's assessment neighborhood. The comparables consist of three-story dwellings of frame or frame and brick exterior construction ranging in size from 2,808 to 3,273 square feet of living area. The dwellings were built from 1997 to 1999. Each dwelling has one or two fireplaces, a basement with three having finished area, and a garage ranging in size from 376 to 678 square feet of building area. Two comparables have central air conditioning. The parcels range in size from 6,250 to 9,375 square feet of land area. The comparables sold from June 2018 to March 2020 for prices ranging from \$890,000 to \$1,220,000 or from \$297.89 to \$375.38 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellants argued that the board of review comparables should be given less weight due to their dissimilar style, dwelling size, or remote sale date.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of ten comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables #3, #4, and #5 due to their finished basements compared to the subject. The Board also gives reduced weight to the board of review's comparables due to their dissimilar three-story design when compared to the subject.

² Details not reported by the appellants were drawn from the property record cards submitted by the board of review.

The Board finds the best evidence of market value to be appellants' comparable sales #1, #2, and #6, which are similar to the subject in age, location, dwelling size, and features. These most similar comparables sold for prices ranging from \$695,000 to \$900,000 or from \$220.85 to \$269.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$950,599 or \$299.12 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. 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:

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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