



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

APPELLANT: Frank Losurdo
DOCKET NO.: 20-08220.001-R-1
PARCEL NO.: 03-17-101-010

The parties of record before the Property Tax Appeal Board are Frank Losurdo, the appellant, by attorney Ryan Schaeffges, of the Law Office of Ryan Schaeffges, P.C. in Wheeling; 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: \$48,950
IMPR.: \$132,270
TOTAL: \$181,220

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 two-story dwelling of brick exterior construction with 3,218 square feet of living area. The dwelling was constructed in 1990 and is approximately 30 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 473 square foot garage. The property has an approximately 14,691 square foot site and is located in Addison, Addison 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 in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 10,400 to 36,918 square feet of land area and are improved with two-story dwellings of frame or brick and frame exterior construction that range in size from 2,798 to 3,231 square feet of living area. The dwellings range in age from 66 to 82 years old. Each comparable has an unfinished

basement, central air conditioning, one or three fireplaces and a garage ranging in size from 350 to 951 square feet of building area. The properties are reported to be sold from December 2018 to August 2020 for prices ranging from \$399,000 to \$545,000 or from \$130.99 to \$168.68 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$163,333 which reflects a market value of \$490,048 or \$152.28 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 \$181,220. The subject's assessment reflects a market value of \$542,575 or \$168.61 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 five comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 7,205 to 35,000 square feet of land area and are improved with two-story dwellings of frame or brick exterior construction that range in size from 2,838 to 3,691 square feet of living area. The homes were built from 1929 to 2016. Each comparable has a basement, four with finished area, central air conditioning and a garage ranging in size from 430 to 920 square feet of building area. Four comparables have either one or two fireplaces. The properties sold from May 2017 to June 2020 for prices ranging from \$500,000 to \$700,000 or from \$176.18 to \$189.65 per square foot of living area, land included.

The board of review submitted property record cards on the subject and both parties' comparables along with a map depicting proximity of the subject and the parties' comparables. Comments included in the board of review's grid analysis contended the County could not verify the appellant's reported July 2020 sale for \$399,000 either in county records or by deed transfer. 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 eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #2 which differs from the subject in dwelling size and appellant's comparable #3, the sale of which could not be verified by the board of review, a fact that was not refuted by the appellant. The Board gives less weight to the board of review comparables #1, #2, #3 and #5 which are significantly old in age, relative to the subject, and/or sold in 2017 or 2018, less proximate to the January 1, 2020 assessment date than other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparable #1 and board of review comparable #4 which are similar to the subject in location, design and dwelling size but have varying degrees of similarity to the subject in age and other features. These two properties sold in May and August 2020 for prices of \$545,000 and \$590,000 or from \$168.68 to \$179.99 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$542,575 or \$168.61 per square foot of living area, including land, which falls below the two 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: September 20, 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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