



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

APPELLANT: Florin Vlad
DOCKET NO.: 20-08225.001-R-1
PARCEL NO.: 03-34-302-069

The parties of record before the Property Tax Appeal Board are Florin Vlad, 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: \$ 28,130
IMPR.: \$134,240
TOTAL: \$162,370

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 2,990 square feet of living area. The dwelling was constructed in 2014 and is approximately 6 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 629 square foot garage. The property has a 12,155 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, one of which is located in the same assessment neighborhood code as the subject. The parcels range in size from 2,520 to 13,520 square feet of land area and are each improved with a two-story dwelling of frame and brick exterior construction. The dwellings range in age from 1 to 20 years old and range in size from 2,777 to 3,562 square feet of living area. Each comparable has an unfinished basement, central

air conditioning, a fireplace and a garage ranging in size from 506 to 660 square feet of building area. The comparables sold from April 2018 to November 2020 for prices ranging from \$396,000 to \$538,000 or from \$142.60 to \$157.46 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$150,000, which would reflect a market value of \$450,045 or \$150.52 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 \$162,370. The subject's assessment reflects a market value of \$486,138 or \$162.59 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, one of which is located in the same assessment neighborhood code as the subject. The parcels range in size from 7,130 to 8,384 square feet of land area and are each improved with a two-story dwelling of frame and brick exterior construction. The dwellings range in age from 4 to 23 years old and range in size from 2,074 to 2,719 square feet of living area. Each comparable has a basement, where comparable #2 is 50% finished. Features include central air conditioning, a fireplace and a garage ranging in size from 410 to 462 square feet of building area. The comparables sold from April 2017 to June 2019 for prices ranging from \$355,000 to \$443,000 or from \$157.23 to \$180.87 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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparable sale #1 which, despite being in the same assessment neighborhood code as the subject, is a sale that occurred least proximate in time to the valuation date at issue of January 1, 2020 given the other sales in the record and this home is also the oldest dwelling in the record when compared to the subject.

The Board finds the best evidence of market value to be the remaining six sales in the record identified as appellant's comparable sales and board of review comparable sales #2, #3 and #4 which are similar to the subject in design and foundation type. The dwellings bracket the subject in age and dwelling size and have several similar features. These most similar comparables sold from April 2018 to November 2020 for prices ranging from \$396,000 to \$538,000 or from \$142.60 to \$180.87 per square foot of living area, including land. The subject's assessment

reflects a market value of \$486,138 or \$162.59 per square foot of living area, including land, which is within 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 in age, finished basement area and/or dwelling size, the Board finds the appellant has failed to establish overvaluation by a preponderance of the evidence and a reduction in the subject's assessment is not justified on this record.

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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