



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

APPELLANT: Reiser Koepke
DOCKET NO.: 20-08285.001-R-1
PARCEL NO.: 06-14-116-009

The parties of record before the Property Tax Appeal Board are Reiser Koepke, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Chicago; 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: \$65,720
IMPR.: \$74,420
TOTAL: \$140,140

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 split-level dwelling of frame and brick or stone exterior construction with 1,479 square feet of living area. The dwelling was constructed in 1962 and is approximately 58 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a two-car garage. The property has a 6,600 square foot site and is located in Elmhurst, York 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 within the subject's assessment neighborhood. The comparables consist of split-level dwellings of frame and brick or stone or brick, masonry, or stone exterior construction ranging in size from 1,862 to 2,023 square feet of living area. The homes are 55 to 58 years old. Each dwelling has a basement with two having finished area and a two-car garage. Two comparables have central air conditioning

and one comparable has a fireplace. The parcels range in size from 8,673 to 9,100 square feet of land area. The comparables sold from September 2018 to August 2019 for prices ranging from \$320,000 to \$480,000 or from \$171.86 to \$243.04 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$103,112, for an estimated market value of \$309,367 or \$209.17 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 \$140,140. The subject's assessment reflects a market value of \$419,581 or \$283.69 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 seven comparable sales located within the subject's assessment neighborhood. The comparables consist of split-level dwellings of frame and brick or stone or brick, masonry, or stone exterior construction ranging in size from 1,217 to 1,477 square feet of living area. The dwellings were built from 1958 to 1972. The board of review provided limited information regarding the comparables' features, with each dwelling reported to have a basement and a two-car garage. The parcels range in size from 6,384 to 9,520 square feet of land area. The comparables sold from January 2019 to January 2020 for prices ranging from \$375,000 to \$545,000 or from \$299.42 to \$390.50 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 ten comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparables due to differences in dwelling size when compared to the subject. Additionally, appellant comparable #3 sold less proximately to the January 1, 2020 valuation date at issue. The Board also gives reduced weight to board of review comparables #1 through #3 and #6 due to differences in age or dwelling size in relation to the subject.

The Board finds the best evidence of market value to be the board of review's comparable sales #4, #5, and #7, which are similar to the subject in age, dwelling size, and some features. These most similar comparables sold from March to November 2019 for prices ranging from \$410,000 to \$545,000 or from \$299.42 to \$368.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$419,581 or \$283.69 per square foot of living area, including land, which is within the range established by the best comparable sales in this record overall, and below the range on a per-square-foot basis. 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 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:

May 16, 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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