



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

APPELLANTS: Hugo & Maryann Francisco
DOCKET NO.: 20-08397.001-R-1
PARCEL NO.: 03-22-319-009

The parties of record before the Property Tax Appeal Board are Hugo & Maryann Francisco, 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: \$53,740
IMPR.: \$120,900
TOTAL: \$174,640

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 2-story dwelling of brick and frame exterior construction with 3,690 square feet of living area. The dwelling was constructed in 1995. Features of the home include a basement, central air conditioning, a fireplace and a 682 square foot garage. The property has a 12,060 square foot site and is located in Addison, Addison 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 .52 of a mile from the subject. These comparables are described as 2-story dwellings built from 1991 to 2005 and range in size from 3,220 to 4,052 square feet of living area. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 471 to 805 square feet of building area. The comparables sold from May 2019 to August 2020 for prices ranging from

\$344,000 to \$563,000 or from \$92.85 to \$144.21 per square foot of living area, land included. Based on this evidence, the appellants requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$183,160. The subject's assessment reflects a market value of \$548,383 or \$148.61 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 response to the appellants' evidence, the board of review submitted a comparable report of the appellants' comparable sales that was prepared by the township assessor. The report disclosed each comparable has a brick or brick and frame exterior and a site ranging in size from 7,030 to 13,360 square feet of land area, which were not reported by the appellants. In addition, appellants' comparable #7 has a finished basement. The assessor also indicated appellants' comparable #6 sold at auction. The PTAX-203 disclosed this was a Bank REO (real estate owned) sale. In addition, the assessor submitted a data sheet from Redfin that reported the auction sale in August 2020 and had interior photographs of the property at the time of sale.

In support of its contention of the correct assessment the board of review submitted information through the township assessor on eight comparable sales with same assessment neighborhood code as the subject. Comparable #4 was a duplicate sale of appellants' comparable #3. The comparables are described as 2-story dwellings of brick or brick and frame exterior construction built from 1988 to 2007 on sites ranging in size from 7,840 to 27,571 square feet of land area. The dwellings range in size from 2,657 to 3,733 square feet of living area. The comparables have basements, two of which have finished area. Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 451 to 826 square feet of building area. These comparables sold from December 2017 to June 2020 for prices ranging from \$410,000 to \$600,000 or from \$141.02 to \$167.39 per square foot of living area, land included. The board of review also provided a location map of both parties' comparable sales in relation to the subject property, as well as property record cards and exterior photographs of the subject and both parties' comparable sales. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellants contended that the board of review comparables #1, #2, #3, #5, and #8 are not comparable due to difference in age and/or having sold in 2017 or 2018 which were remote in time to the January 1, 2020 assessment date. In a rebuttal grid analysis, counsel suggested that the appellants' comparables along with county comparables #6 and #7 are the best comparable sales in the record and contended the subject's assessment should be reduced.

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 Board finds the parties submitted 13 comparables sales to support their respective positions, one of which was a common comparable. The Board gives less weight to appellants' comparable #6 which appears to be an outlier as it sold considerably less than the other sales in the record and was in questionable condition at the time of sale based on the interior photographs observed from the Redfin.com printout. The Board gives less weight to appellants' comparable #5 and board of review comparables #7 and #8 due to differences in finished basement area when compared to the subject. The Board gives less weight to board of review comparables #1, #2, #3, and #5 as their 2017 and 2018 sale dates are less proximate in time to the January 1, 2020 assessment than the other sales in the record.

The Board finds the best evidence of market value to be appellants' comparables #1 through #4 as well as board of review comparables #4 and #6 which includes the common comparable. These five comparables sold proximate in time to the assessment date at issue and are similar to the subject in location, design, dwelling size and some features. These comparables sold from May to August 2019 for prices ranging from \$406,000 to \$563,000 or from \$123.29 to \$144.21 per square foot of living area, including land. The subject's assessment reflects a market value of \$548,383 or \$148.61 per square foot of living area, including land, which falls within the range established by the best comparables sales in this record on overall market value but higher than the range on a per square foot basis. However, 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:

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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