



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

APPELLANT: Hamilcar Intengan
DOCKET NO.: 21-07119.001-R-1
PARCEL NO.: 09-36-404-018

The parties of record before the Property Tax Appeal Board are Hamilcar Intengan, the appellant, by attorney Glenn Guttman, of Rieff Schramm Kanter & Guttman 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: \$64,710
IMPR.: \$155,790
TOTAL: \$220,500

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 2021 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 and brick exterior construction with 3,530 square feet of living area. The dwelling was constructed in 1979 and is approximately 42 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 621 square foot garage. The property has an approximately 21,266 square foot site and is located in Burr Ridge, Downers Grove Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales located within 0.70 of a mile from the subject property. The comparables have sites that range in size from 12,400 to 19,425 square feet of land area and are improved with two-story dwellings of brick or frame and brick exterior construction ranging in size from 3,162 to 3,522 square feet of living area. The dwellings range in age from 37 to 45 years old. Each comparable has a basement, with four having finished

area.¹ Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 486 to 684 square feet of building area. The properties sold from April 2019 to September 2020 for prices ranging from \$405,000 to \$520,000 or from \$125.15 to \$163.66 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$176,341 which reflects a market value of \$529,076 or \$149.88 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 \$220,500. The subject's assessment reflects a market value of \$659,587 or \$186.85 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for DuPage County of 33.43% 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 in two grids that are located within 0.38 of a mile from the subject property. The comparables have sites that range in size from 16,055 to 28,395 square feet of land area and are improved with two-story dwellings of frame, brick or brick and frame exterior construction ranging in size from 3,076 to 3,942 square feet of living area. The homes were built from 1975 to 1984. Each comparable has a basement, with two having finished area. Each dwelling has central air conditioning, one or two fireplaces and a garage ranging in size from 567 to 832 square feet of building area. The properties sold from June 2018 to June 2021 for prices ranging from \$650,000 to \$850,000 or from \$186.45 to \$276.33 per square foot of living area, land included. 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 nine comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1, #2 and #3 along with board of review comparables #1 and #3 which sold in 2018 or 2019, less proximate in time to the January 1, 2021 assessment date at issue. The Board also gives less weight to appellant comparable #4 which, based on its sale price per square foot relative to other properties in the record, appears to be an outlier.

The Board finds the best evidence of market value to be appellant comparable #5 and board of review comparables #2 and #4 which sold proximate to the assessment date at issue and are more similar to the subject in location, age, design, dwelling size and other features. However, each of

¹ The Board finds the best description of basement finish was found in the property record card of the appellant's comparables which were submitted by the board of review.

these properties has a smaller site size, somewhat smaller dwelling size and two have finished basement area in contrast to the subject's unfinished basement, suggesting adjustments are needed to make these properties more equivalent to the subject. These comparables sold from March 2020 to June 2021 for prices ranging from \$508,000 to \$665,000 or from \$156.21 to \$207.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$659,587 or \$186.85 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

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: January 16, 2024



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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