



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

APPELLANT: James & Amy Velco
DOCKET NO.: 21-07153.001-R-1
PARCEL NO.: 09-11-415-006

The parties of record before the Property Tax Appeal Board are James & Amy Velco, 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 **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: \$95,900
IMPR.: \$310,600
TOTAL: \$406,500

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 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

Although originally the DuPage County Board of Review requested a hearing in this matter, the request was subsequently waived in lieu of a decision to be issued on the written record.

The subject property consists of a two-story dwelling of brick exterior construction with 3,484 square feet of living area. The dwelling was constructed in 1992. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 470 square foot garage. The property has an approximately 9,375 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on seven comparable sales located within 0.39 of a mile from the subject property. The comparables are improved with two-story dwellings ranging in size

from 3,283 to 3,805 square feet of living area. The dwellings were built from 1991 to 1998. Each comparable has a basement and a garage ranging in size from 406 to 740 square feet of building area. The properties sold from May 2020 to August 2021 for prices ranging from \$675,000 to \$1,252,000 or from \$196.93 to \$335.88 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$313,278 which reflects a market value of \$939,928 or \$269.78 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 \$406,500. The subject's assessment reflects a market value of \$1,215,974 or \$349.02 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.

The board of review submitted a Comparable Report containing supplemental property details for the appellants' comparables which disclosed the properties have site sizes ranging from 6,600 to 15,973 square feet of land area, that six comparables a basement with finished area. Each comparable has central air conditioning, one or two fireplaces and frame, brick or brick and frame exterior construction.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites with either 6,250 or 9,375 square feet of land area and are improved with a two-story or a three-story dwelling of frame or frame and brick exterior construction that range in size from 3,148 to 3,561 square feet of living area. The homes were built in 1995 or 2009. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 512 to 787 square feet of building area. The properties sold from August to December 2020 for prices ranging from \$1,072,000 to \$1,500,000 or from \$341.53 to \$421.23 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellants' attorney critiqued the board of review's comparables #1 and #2 a differing in style and dwelling size when compared to the subject. Counsel submitted two rebuttal grids, one grid with both parties' comparables and one grid containing its suggested "best comparable sales for further clarity."

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted ten comparable sales for the Board's consideration. The Board gives less weight to appellants comparable #1 which has an unfinished basement in contrast to the subject's finished basement. The Board gives less weight to the board of review comparables #1 and #2 which differ from the subject in design and/or age.

The Board finds the best evidence of market value to be appellants comparables #2 thru #7 along with board of review comparable #3 which are more similar to the subject in location, age, design, dwelling size and other features. These comparables sold from May 2020 to August 2021 for prices ranging from \$675,000 to \$1,252,000 or from \$203.68 to \$354.02 per square foot of living area, including land. Removing the high and low sales, appellant comparables #3 and #6, results in a tighter value range of \$900,000 to \$1,230,000 or from \$250.39 and \$354.02 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$1,215,974 or \$349.02 per square foot of living area, including land, which falls within the narrowest range established by the best comparables contained in the 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 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:

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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