



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

APPELLANT: Geidre Balciuniene
DOCKET NO.: 23-05646.001-R-1
PARCEL NO.: 09-21-218-051

The parties of record before the Property Tax Appeal Board are Geidre Balciuniene, the appellant, by attorney Edmond Steffey III, of Steffey Law, PC in Westchester; 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: \$13,260
IMPR.: \$50,420
TOTAL: \$63,680

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 2023 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 condominium unit of frame exterior construction with 1,130 square feet of living area. The dwelling was built in 1984 and is approximately 39 years old. Features of the home include central air conditioning. The model of the home was Edgewater. The property is located in Westmont, Downers Grove Township, DuPage County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information, including property record cards, on six equity comparables located in the same assessment neighborhood code as the subject and within 0.1 of a mile from the subject. The comparables are improved with 2-story condominium units of frame exterior construction with each having 1,130 square feet of living area. The dwellings were each built in 1984 and are approximately 39 years old. The comparables each have central air conditioning. The model of each of the condominium is

Edgewater. The comparables have improvement assessments of either \$47,550 or \$48,090 and either \$42.08 or \$42.56 per square foot of living area.

As part of the evidence, the appellant provided a copy of the appeal petition submitted to the DuPage County Board of Review and property information sheets for each of the appellant's suggested comparables. Based upon this evidence, the appellant requested the subject property's improvement assessment be reduced to \$47,821 or \$42.32 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,060. The subject property has an improvement assessment of \$49,800 or \$44.07 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with Edgewater model condominium units with 1,130 square feet of living area. The dwellings were built each built in 1984 and are approximately 39 years old. Each comparable has central air conditioning. The comparables have improvement assessments of either \$49,240 or \$49,800 or either \$43.58 or \$44.07 per square foot of living area. As part of the evidence, the board of review included a grid analysis for each of the parties' suggested comparables with property record cards for each of these comparables. Based upon this evidence, the board of review requested confirmation of the subject property's assessment.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains a total of nine equity comparables for the Board's consideration similar in location to the subject. The Board finds each of the parties' comparables to be identical or nearly identical to the subject in design, age, dwelling size, and features. The parties' comparables have improvement assessments ranging from \$47,550 to \$49,800 or from \$42.08 to \$44.07 per square foot of living area. The subject's improvement assessment of \$49,800 or \$44.07 per square foot of living area falls at the upper end of the range established by the comparables in this record, matching the improvement assessments of board of review comparables #1 and #2. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: January 21, 2025



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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