



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

APPELLANT: Mary E. Duhig
DOCKET NO.: 23-05881.001-R-1
PARCEL NO.: 09-09-111-028

The parties of record before the Property Tax Appeal Board are Mary E. Duhig, the appellant, 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: \$34,230
IMPR.: \$119,280
TOTAL: \$153,510

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 dwelling of vinyl/wood siding exterior construction with 1,918 square feet of living area. The dwelling was constructed in 1996. Features of the home include a basement with finished area, central air conditioning, and a 462 square foot garage. The property has an approximately 10,093 square foot site and is located in Downers Grove, 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 four comparable sales located within 0.91 of a mile from the subject. The parcels range in size from 2,064 to 6,495 square feet of land area and are improved with 2-story homes of vinyl/wood siding exterior construction ranging in size from 1,650 to 2,134 square feet of living area. The dwellings were built from 1997 to 2005. Each home has a

basement, central air conditioning,¹ and a 448 or a 484 square foot garage. One home has a fireplace. The comparables sold from June 2022 to October 2023 for prices ranging from \$337,000 to \$450,000 or from \$204.24 to \$233.33 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$153,510. The subject's assessment reflects a market value of \$461,823 or \$240.78 per square foot of living area, land included, when using the 2023 three year average median level of assessment for DuPage County of 33.24% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.79 of a mile from the subject, together with a map depicting the locations of both parties' comparables in relation to the subject. The parcels range in size from 6,269 to 12,000 square feet of land area and are improved with 2-story homes of frame exterior construction ranging in size from 1,518 to 2,656 square feet of living area. The dwellings were built from 1949 to 2006. Each home has a basement, one of which has finished area, central air conditioning, and a garage ranging in size from 440 to 694 square feet of building area. Two homes each have a fireplace. The comparables sold from October 2021 to June 2023 for prices ranging from \$551,500 to \$680,000 or from \$259.79 to \$363.31 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant argued the board of review's comparables #1 and #3 differ from the subject in age and/or dwelling size and the board of review's comparable #2 sold more remote in time from the assessment date.

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.AdM.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.AdM.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 record contains a total of seven comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables, due to substantial differences from the subject in dwelling size and/or age. Moreover, the board of review's comparable #2 sold less proximate in time to the assessment date than the other sales in this record.

The Board finds the best evidence of market value to be the appellant's comparables, which sold proximate in time to the assessment date and are more similar to the subject in dwelling size, age, location, and some features, although these comparables have smaller sites than the subject

¹ The board of review submitted property record cards for the appellant's comparables describing each as having central air conditioning.

and lack basement finish that is a feature of the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables sold for prices ranging from \$337,000 to \$450,000 or from \$204.24 to \$233.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$461,823 or \$240.78 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. However, after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is supported 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

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: March 18, 2025

Clerk of the Property Tax Appeal Board

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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