



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

APPELLANT: Ashish Nagarkar
DOCKET NO.: 24-04290.001-R-1
PARCEL NO.: 07-33-110-015

The parties of record before the Property Tax Appeal Board are Ashish Nagarkar, the appellant, by attorney David Kieta of Kieta Law LLC in Winfield; 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: \$36,470
IMPR.: \$123,866
TOTAL: \$160,336

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 2024 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 exterior construction with 2,579 square feet of living area. The dwelling was constructed in 1996 and is approximately 28 years old. Features of the dwelling include a basement, central air conditioning, a fireplace and a two-car garage containing 507 square feet of building area. The property has a 10,125 square foot site with a pond view and is located in Aurora, Naperville Township, DuPage County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables that have the same assessment neighborhood code as the subject and are located within .19 of a mile from the subject property. The comparables are improved with two-story dwellings of frame or frame and brick exterior construction ranging in size from 2,629 to 2,922 square feet of living area. The dwellings are from 27 to 30 years old. The comparables

each have a basement, central air conditioning and a two-car garage. The appellant reported that two comparables each have a fireplace. The comparables have improvement assessments that range from \$123,966 to \$137,176 or from \$46.31 to \$47.15 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$109,716 or \$42.54 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 \$160,336. The subject has an improvement assessment of \$123,866 or \$48.03 per square foot of living area.

In response to the appeal, the board of review submitted a comparable report prepared by the township assessor which contained information on the appellant's five comparables, along with information on six comparables chosen by the assessor. The submission also included property information printouts for the subject and both parties' comparables. The assessor contended that each of the appellant's comparables has a fireplace.

In support of its contention of the correct assessment the board of review, through the township assessor submitted a grid analysis with information on six equity comparables, as well as property information for the subject and each of these comparables. The comparables have the same assessment neighborhood code as the subject and are located within .30 of a mile from the subject property. The comparables are improved with two-story dwellings of frame or frame and brick exterior construction ranging in size from 2,530 to 2,620 square feet of living area. The dwellings were built from 1994 to 1999. The comparables each have a basement, central air conditioning, a fireplace and a garage ranging in size from 440 to 544 square feet of building area. The comparables have improvement assessments that range from \$121,829 to \$126,047 or from \$47.88 to \$48.24 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The taxpayer 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 parties submitted eleven equity comparables for the Board's consideration. The Board has given less weight to the appellant's comparable #2 due to its larger dwelling size, when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #3, #4 and #5, along with the six comparables submitted by the board of review, which are similar to the subject in location, dwelling size, design, age and some features. The comparables have improvement assessments that range from \$121,829 to \$132,057 or from \$46.31 to \$48.24 per

square foot of living area. The subject property has an improvement assessment of \$123,866 or \$48.03 per square foot of living area, which falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences from the subject, 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:

December 23, 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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