



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

APPELLANT: Jaswant Kumar Annabathula
DOCKET NO.: 24-04330.001-R-1
PARCEL NO.: 07-34-305-009

The parties of record before the Property Tax Appeal Board are Jaswant Kumar Annabathula, 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: \$41,645
IMPR.: \$148,183
TOTAL: \$189,828

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 2-story dwelling of frame and brick exterior construction with 2,767 square feet of living area. The dwelling was constructed in 1996 and is approximately 28 years old. Features of the home include a basement with finished area, central air conditioning, and a 682 square foot 3-car garage. The property has an approximately 6,098 square foot site and is located in Naperville, Naperville Township, DuPage County.

The appellant contends inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on six assessment equity comparables located within .16 of a mile from the subject property. The comparables are improved with 2-story dwellings of frame or frame and brick exterior construction that range in size from 2,687 to 2,780 square feet of living area. The homes were built in 1996. Each comparable has a basement, central air conditioning and a 2-car or a 3-car garage. These

properties have improvement assessments ranging from \$133,548 to \$143,208 or from \$49.13 to \$52.05 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$189,828. The subject property has an improvement assessment of \$148,183 or \$53.55 per square foot of living area.

In response to the appeal the board of review noted that none of the appellant's comparables have finished basement area which is a feature of the subject.

In support of its contention of the correct assessment the board of review submitted information on six assessment equity comparables located within .37 of a mile from the subject. The comparables are improved with 2-story dwellings of frame or frame and brick exterior construction that range in size from 2,620 to 2,796 square feet of living area. The homes were built from 1996 to 1998 and have basements with finished area. Each home has central air conditioning and a 2-car or a 3-car garage ranging in size from 492 to 701 square feet of building area. Their improvement assessments range from \$139,124 to \$151,410 or from \$51.25 to \$54.26 per square foot of living area. The board of review submitted a map depicting the locations of both parties' comparables. Based on this evidence the board of review requested confirmation of the subject'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 parties submitted information on twelve assessment equity comparables for the Board's consideration that are similar to the subject in location, age, dwelling size and some features. However, the appellant's comparables lack finished basement area which is a feature of the subject and therefore, they were given less weight by the Board.

The Board finds the best evidence of assessment equity to be the board of review comparables which have finished basement area like the subject. These comparables have improvement assessments ranging from \$139,124 to \$151,410 or from \$51.25 to \$54.26 per square foot of living area. The subject's improvement assessment of \$148,183 or \$53.55 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering the adjustments to the best comparables for differences from the subject property, 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 20, 2026



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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