



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

APPELLANT: Ravi Narasimhan  
DOCKET NO.: 24-04700.001-R-1  
PARCEL NO.: 09-02-304-003

The parties of record before the Property Tax Appeal Board are Ravi Narasimhan, the appellant; 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:** \$127,283  
**IMPR.:** \$322,522  
**TOTAL:** \$449,805

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 exterior construction with 3,338 square feet of living area. The dwelling was constructed in 2002. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 777 square foot garage. The property has an 11,854 square foot site and is located in Clarendon Hills, 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 a mile from the subject. The comparables have sites ranging in size from 9,030 to 11,447 square feet of land area that are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 2,898 to 4,071 square feet of living area. The homes were built from 1965 to 2005 and

have basements.<sup>1</sup> Each comparable has central air conditioning, one or two fireplaces and a garage ranging in size from 400 to 598 square feet of building area. The comparables sold from August 2022 to October 2023 for prices ranging from \$699,000 to \$1,415,000 or from \$236.62 to \$347.58 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$449,805. The subject's assessment reflects a market value of \$1,349,550 or \$404.29 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In response to the appeal the board of review noted appellant's comparable #1 has a 733 square foot larger dwelling size and appellant's comparable #3 has an unfinished basement when compared to the subject.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within .10 of a mile from the subject. Comparable #1 is the same sale as appellant's comparable #4. The comparables have sites ranging in size from 9,048 to 13,800 square feet of land area that are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 3,132 to 3,445 square feet of living area. The homes were built from 1965 to 2003 and have basements with finished area. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 462 to 542 square feet of building area. The comparables sold from July 2021 to May 2023 for prices ranging from \$959,000 to \$1,375,000 or from \$306.19 to \$399.13 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

The appellant submitted a 5 page rebuttal letter noting that all the comparables in the record sold at a lower price per square foot than the subject's market value per square foot as reflected by the assessment. The appellant contends that the burden of proof was met and a reduction in the subject's assessment is justified.

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

The record contains six comparable sales for the Board's consideration which includes the parties' common comparable. The Board gives less weight to appellant's comparables #2, #3 and #4/board of review comparable #1 which are significantly older dwellings than the subject. The

---

<sup>1</sup> The Board finds the board of review's evidence disclosed appellant's comparables #1, #2 and #4 have finished basement area.

Board gives less weight to board of review comparable #2 which sold less proximate in time to the January 1, 2024 assessment date than the other sales in the record.

The Board finds the best evidence of market value to be appellant's comparable sale #1 and board of review comparable sale #3 which are most similar to the subject in location and age. These most similar comparables sold for prices of \$1,375,000 and \$1,415,000 or \$347.58 and \$399.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,349,550 or \$404.29 per square foot of living area, including land, which is below the best comparable sales in this record on an overall value basis but higher on a price per square foot basis. Furthermore, accepted real estate valuation theory provides, all other factors being equal, as the size of a property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. Therefore, the Board finds the subject's higher estimated market value per square foot as reflected by its assessment is logical when considering the subject's smaller dwelling size. After considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in the subject's assessment is 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:

May 19, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Ravi Narasimhan  
264 Middaugh Rd  
Clarendon Hills, IL 60514

COUNTY

DuPage County Board of Review  
DuPage Center  
421 N. County Farm Road  
Wheaton, IL 60187