



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

APPELLANT: Edward Vendel
DOCKET NO.: 08-04483.001-R-2 through 08-04483.002-R-2
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Edward Vendel, the appellant, by attorney Ellen G. Berkshire, of Verros, Lafakis & Berkshire, P.C. in Chicago; the DuPage County Board of Review; and Hinsdale Twp. HSD No. 86, intervenor, by attorney Alan M. Mullins of Scariano, Himes and Petrarca in Chicago.

Based on the facts and exhibits presented, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
08-04483.001-R-2	06-35-301-010	317,940	84,140	\$402,080
08-04483.002-R-2	06-35-301-011	602,260	260,850	\$863,110

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of two parcels. Parcel 06-35-301-010 (hereinafter parcel 1) is a 68,389 square foot lot improved with a 62 year-old, one-story ranch style masonry dwelling that contains 2,320 square feet of living area. Features of the home include central air conditioning and a three-car garage. Parcel 06-35-301-011 (hereinafter parcel 2) is a 156,380 square foot lot improved with a 64 year-old, part one-story and part two-story frame and masonry dwelling that contains 4,795 square feet of living area. Features of the home include central air conditioning and a three-car garage. The subject parcels are located in Oak Brook, York Township, DuPage County.

The appellant submitted evidence to the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a cost/sales ratio analysis of home sales in the subject's Breakenridge Farms subdivision. The analysis was performed by two persons, one of

whom has the Member of the Appraisal Institute (MAI) designation, who are affiliated with Real Valuation Group, LLC. The cost portion of the analysis depicted 30 properties that range in size from 2,320 to 15,192 square feet of gross living area. These properties were said to have land values according to the assessor's opinion ranging from \$298,200 to \$2,133,210, estimated replacement costs ranging from \$526,211 to \$3,880,699 and estimated depreciation ranging from 6% to 91% or from \$228,653 to \$1,698,429, resulting in remaining improvement values ranging from \$58,709 to \$3,647,857. These properties were described as having estimated total values ranging from \$495,988 to \$5,519,927.

The appellant's cost/sales ratio analysis next examined 13 sales of two-story, as well as part one-story and part two-story homes that range in size from 3,453 to 11,053 square feet of living area. All but one of these homes were reported to have basements ranging in size from 1,876 to 6,187 square feet. The comparables were built between 1956 and 2000 and have one-car to five-car garages. The comparables were reported to have sold between July 2005 and October 2008 for prices ranging from \$1,675,000 to \$4,500,000. The comparables were said to have total assessments ranging from \$428,230 to \$1,444,990, reflecting assessor's opinions of value ranging from \$1,611,990 to \$4,334,970. According to the appraisers, the assessor's opinions of full market values vs. sales prices for these comparables ranged from -31.85% to +22.69% of the comparables' sales prices.

Next, the appellant submitted a chart entitled "Sales Ratio Study Indications and Cost Analysis Summary", which sorted the original 30 properties according to columns with headings of "Estimated value w/median \$/square feet of living area of total area", "Estimated value w/median \$/square feet of living area of GLA", "Average of GLA & total area", "Estimated total value via cost" and "Assessors opinion of market value". Another chart sorted the 30 properties by similar column headings, with a last column headed "Percentage of difference". In this column, the properties were indicated to range from -17.51% to +210.67%, with an average of 75.91%. Finally, the appellant's analysis included a chart depicting the 13 comparable sales described above, but with apparent adjusted sales prices ranging from \$240.00 to \$546.00 per square foot of living area including land and prices per square foot of total area ranging from \$143.00 to \$426.00. A cover letter accompanying the various charts submitted by the appellant and prepared by the above-referenced appraisers stated "After performing this analysis the indications were blended from the median sales price, average sales price, and cost analysis. These figures were compared to the township assessor's opinion of market value." No further explanation of how these charts and factors purportedly demonstrate how the subject's assessment was not reflective of its market value was provided. Based on this evidence the appellant requested the subject's total assessment for parcel 1 be reduced to \$246,670 and its total assessment for parcel 2 be reduced to \$509,820.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessments of \$402,080 for parcel 1 and \$863,110 for parcel 2 were disclosed. Parcel 1 has an estimated market value of approximately \$1,208,536 or \$520.92 per square foot of living area including land and parcel 2 has an estimated market value of \$2,594,259 or \$541.03 per square foot of living area including land, as reflected by their assessments and the DuPage County 2008 three-year median level of assessments of 33.27%.

In support of the subject's assessment for parcel 1, the board of review submitted a letter prepared by the deputy township assessor, a corrected grid of the appellant's 13 comparable sales, property record cards, a grid analysis of six comparable properties in the subject's subdivision and a grid of four land sales in the subdivision. The six comparables consist of five, one-story style masonry or frame and masonry dwellings and one, two-story masonry dwelling. The homes are situated on lots ranging in size from 74,923 to 101,059 square feet of land area, range in age from 26 to 60 years and range in size from 2,987 to 5,245 square feet of living area. Features of the comparables include one to four fireplaces and two-car to four-car garages. Five comparables have basements that contain from 614 to 3,839 square feet and three comparables have central air conditioning. To demonstrate the subject is equitably assessed, the board of review supplied assessment data on the comparables. These properties have land assessments ranging from \$339,040 to \$423,500 or \$4.19 to \$4.53 per square foot of land area and improvement assessments ranging from \$217,600 to \$475,540 or from \$54.40 to \$108.80 per square foot of living area. Subject parcel 1 has a land assessment of \$317,940 or \$4.65 per square foot of land area and an improvement assessment of \$84,140 or \$36.27 per square foot of living area. The board of review's grid also indicated comparable #3 sold in June 2005 for \$1,800,000 or \$602.61 per square foot of living area including land. Noting this comparable is a two-story home, the assessor's letter stated "[T]here have been no Ranch home sales over the prior 3 years in the subject neighborhood." The letter explained there are 47 parcels in the subject's subdivision, with 13 being vacant land. Land was last reassessed in 2007 on a sliding scale "so that the larger the lot the lower the cost per square foot. The first 30,000 sf was assessed at \$5.94 per square foot and each additional square foot was assessed at \$2.97. To get the land value for 2008 you would have to factor the land by 1.088. This was our 2008 county factor."

The board of review's land sales grid indicated the four parcels range in size from 65,527 to 2,0262,942 square feet and sold between July 2006 and August 2008 for prices ranging from \$1,475,000 to \$32,391,000 or from \$14.31 to \$24.92 per square foot of land area. The median was \$20.335 per square foot, which when applied to the subject lot's 68,389 square feet results in a lot value of \$1,390,690. The board of review contends the subject's land assessment of \$317,940 reflects a market value of

approximately \$953,820, which is well below the value suggested by the median of the four land sales.

In support of the subject's assessment for parcel 2, the board of review submitted a letter prepared by the deputy township assessor, a corrected grid of the appellant's 13 comparable sales, property record cards, a grid analysis of six comparable properties in the subject's subdivision and a grid of four land sales in the subdivision. The six comparables have lots ranging in size from 74,923 to 190,052 square feet, upon which have been constructed three, two-story masonry or frame and masonry dwellings and three, part one-story and part two-story dwellings of frame or frame and masonry construction. The homes range in age from 52 to 79 years and range in size from 2,987 to 7,212 square feet of living area. Features of the comparables include basements that contain from 846 to 2,042 square feet, one to five fireplaces and two-car or three-car garages. Five comparables have central air conditioning. To demonstrate the subject is equitably assessed, the board of review supplied assessment data on the comparables. These properties have land assessments ranging from \$339,040 to \$711,070 or \$3.74 to \$4.53 per square foot of land area and improvement assessments ranging from \$240,230 to \$523,110 or from \$46.03 to \$105.04 per square foot of living area. Subject parcel 2 has a land assessment of \$602,260 or \$3.85 per square foot of land area and an improvement assessment of \$260,850 or \$54.40 per square foot of living area. The board of review's grid also indicated comparables #1, #3 and #5 sold between May 2005 and April 2007 for prices ranging from \$1,800,000 to \$3,625,000 or from \$364.05 to \$602.61 per square foot of living area including land. The deputy assessor's letter explained there are 47 parcels in the subject's subdivision, with 13 being vacant land. Land was assessed in on a sliding scale "so that the larger the lot the lower the cost per square foot. The first 30,000 sf was assessed at \$5.94 per square foot and each additional square foot was assessed at \$2.97. To get the land value for 2008 you would have to factor the land by 1.088. This was our 2008 county factor."

To support the land assessment of subject parcel 2, the board of review used the same four land comparables used to support the land assessment of subject parcel 1. The assessor's letter indicated "[T]he subject (parcel 2) currently has an assessor market value of \$2,589,330 which is \$590,657 below the median sale price of the land alone." Based on this evidence, the board of review requested the subject's assessment be confirmed.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Property Tax Appeal Board further finds no reduction in the subject property's assessment is warranted.

The appellant contends overvaluation as the basis of the appeal. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. National City Bank of

Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). After analyzing the market evidence submitted, the Board finds the appellant has not met this burden.

With respect to subject parcel 1, the Board finds the board of review submitted one comparable sale that was somewhat larger than the subject in living area and differed in design, but was generally similar to the subject in lot size and some features. The Board finds the assessor's letter stated no sales of ranch style homes occurred in the subject's subdivision in the three years prior to the subject's January 1, 2008 assessment at issue in this appeal. The board of review's comparable sold for \$1,800,000 or \$602.61 per square foot of living area including land. The subject's estimated market value of approximately \$1,208,536 or \$520.92 per square foot of living area including land is below the board of review's comparable sale.

With respect to subject parcel 2, the Board finds the board of review submitted three comparable sales of two-story homes in the subject's subdivision. The comparables were generally similar to the subject in exterior construction and features, although their living areas varied considerably. The comparables sold for prices ranging from \$1,800,000 to \$3,625,000 or from \$364.05 to \$602.61 per square foot of living area including land. Subject parcel 2's estimated market value as reflected by its assessment of \$2,594,259 or \$541.03 per square foot of living area including land falls within this range. The Board further finds the evidence submitted by the board of review indicates the subject's land and improvements are being equitably assessed when compared to other similar properties in the subject's neighborhood.

The Board next finds the appellant submitted a cost/sales ratio analysis including various charts that depicted 30 properties, as well as 13 sales. The comparables had limited descriptions and varied widely in size from 2,320 to 15,192 square feet of gross area. The 13 sales also differed significantly in living area, ranging from 3,453 to 11,053 square feet. The charts were confusing in their construction and incomplete in the data supplied. The charts and the appraisers' letter failed to demonstrate in a coherent manner that the subject's assessment was not reflective of its market value. Moreover, no source was provided as a basis for calculation of costs, including depreciation, which is the foundation of the analysis. For these reasons, the board gave no weight to the appellant's evidence and argument. Further, the Board finds the courts have held that in determining whether to use a township or county sales ratio, considerations of practicality dictate the use of the county ratio. People ex rel. Kohorst v. Gulf, Mobile & Ohio R.R. Co., 22 Ill.2d 104, 174 (1961). The courts look to the county as a whole in order to determine whether the property at issue is being assessed in accordance with the constitutional guaranty of equity and uniformity of taxation. Furthermore, the courts have held that "even if the studies show a disparity in the levels of assessment of residential property within the same township, we

cannot find that the evidence shows that a township level of assessment, rather than a countywide level, is the proper one." In re App. Of County Treasurer (Twin Manors), 175 Ill.App.3d 562, (1st Dist. 1988). Thus, a review of case law indicates that the courts look at the "assessment level for the county as a whole" rather than selective sales in a given market area, as the appellant did in his assessment to sales ratio analysis. Therefore, the appellant's study cannot be said to demonstrate that the subject property was assessed at a disproportionately higher level of fair market value than other properties located within the same taxing jurisdiction.

The Property Tax Appeal Board further finds the appellant's sales ratio analysis is flawed in that it was not performed on a countywide basis, there was no showing that the sales used were selected at random and the appellants did not properly edit the data. (See Peacock v. Property Tax Appeal Board, 339 Ill.App.3d 1060, 1069 (4th Dist. 2003))

In conclusion, the Board finds the appellant has not met his burden of proving overvaluation by a preponderance of the evidence and the subject's assessment as determined by the board of review is correct and no a reduction is warranted.

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.



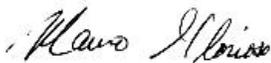
Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

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 23, 2012



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 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 the subsequent year 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.

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.