



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

APPELLANT: Gerald Danzer  
DOCKET NO.: 08-04858.001-R-1  
PARCEL NO.: 03-08-302-010

The parties of record before the Property Tax Appeal Board are Gerald Danzer, the appellant, and the DuPage County Board of Review.

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:

**LAND:** \$68,000  
**IMPR.:** \$87,850  
**TOTAL:** \$155,580

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a two-story dwelling converted to a two-flat with 2,236 square feet of living area. The subject has two central air conditioning units, an unfinished basement and a detached garage with 400 square feet. The dwelling was constructed in 1880. The property is located in Itasca, Addison Township, DuPage County.<sup>1</sup>

The appellant appeared before the Property Tax Appeal Board contending overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales.

At the beginning of the hearing the appellant explained that the subject property and each property under the consolidated hearing is located in a historic district within Itasca. He also testified that all the properties are in a land trust at the Itasca Bank and Trust Company that was set up to preserve property along Walnut Street in Itasca. The appellant testified there is a central historic church that dominates the scene at the top of a hill. The homes are located to the left and to the

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<sup>1</sup> The Property Tax Appeal Board conducted a consolidated hearing on Docket Nos. 08-04856.001-R-1, 08-04858.001-R-1, 08-04859.001-R-1, 08-04860.001-R-1 and 08-04862.001-R-1.

right of the church. The idea was to preserve a late nineteenth early twentieth century view of the area.

The appellant's comparables were composed of two-story dwellings of frame or frame and brick construction that ranged in size from 1,956 to 2,754 square feet of living area. Two comparables have basements, each comparable has central air conditioning, two comparables have one or two fireplaces and each has a garage with either 400 or 440 square feet of building area. The dwellings ranged in age from 50 to 108 years old. None of the comparables was a two-flat but comparables #1 and #3 were located in the historic district. The comparables sold from November 2005 to November 2007 for prices ranging from \$395,000 to \$423,000 or from \$143.43 to \$216.25 per square foot of living area, land included.

The appellant also submitted income and expense data depicting the income and expenses for the subject from 2005 through 2007.

Based on this evidence the appellant requested the subject's assessment be reduced to \$113,573.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$155,580 was disclosed. The subject's assessment reflects a market value of approximately \$466,787 or \$208.76 per square foot of living area, land included, when applying the statutory level of assessment.

In support of the assessment the board of review submitted board of review Exhibit #1 which included the appellant's comparables, three comparables selected by the township assessor and copies of their property record cards. The board of review called as its witness Frank Marack, Jr., Chief Deputy Assessor for Addison Township.

The comparables selected by the township assessor were improved with two-story dwellings of frame or frame and brick construction that ranged in size from 2,030 to 3,927 square feet of living area. The dwellings were constructed in 1925 and 1937. Each comparable has a basement, each comparable has central air conditioning, the comparables have one or two fireplaces and each has a garage ranging in size from 360 to 495 square feet. The comparables all had the same neighborhood code as the subject. The comparables sold from August 2005 to July 2007 for prices ranging from \$490,000 to \$630,000 or from \$160.43 to \$241.38 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record does not support a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). 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 comparable sales in the record do not support a reduction in the subject's assessment.

The record contains information on six comparable sales submitted by the parties. The Board finds the most probative sales in the record included appellant's comparables #1 and #2 and board of review comparable #1. These comparables were relatively similar to the subject in size and sold most proximate in time to the assessment date at issue. These three comparables sold from July 2007 to November 2007 for prices ranging from \$395,000 to \$518,000 or from \$143.43 to \$230.43 per square foot of living area, land included. The subject's assessment reflects a market value of \$466,787 or \$208.76 per square foot of living area, land included, when applying the statutory level of assessment. The subject's assessment reflects a market value within the range established by the best comparables in the record.

The appellant also submitted income and expenses for the subject property for years 2005 through 2007. Actual expenses and income can be useful when shown that they are reflective of the market. The appellant did not demonstrate that the subject's actual income and expenses are reflective of the market. To demonstrate or estimate the subject's market value using an income approach one must establish through the use of market data the market rent, vacancy and collection losses, and expenses to arrive at a net operating income reflective of the market and the property's capacity for earning income. Further, the appellant must establish through the use of market data a capitalization rate to convert the net income into an estimate of market value. The appellant did not provide such evidence; therefore, the Property Tax Appeal Board gives this evidence no weight.

Based on this record the Board finds the subject's assessment is reflective of the property's market value and a reduction is not 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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*Shawn R. Lerbis*

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: July 22, 2011

*Allen Castrovillari*

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.