



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

APPELLANT: Charlotte Drevant
DOCKET NO.: 09-04627.001-R-1
PARCEL NO.: 02-17-211-033

The parties of record before the Property Tax Appeal Board are Charlotte Drevant, the appellant; and the DuPage County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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: \$29,340
IMPR.: \$68,660
TOTAL: \$98,000

Subject only to the State multiplier as applicable.

ANALYSIS

The subject parcel is improved with a 2-story dwelling of frame construction. The dwelling contains 1,918 square feet of living area and is 18 years old having been built in 1991. The dwelling features a basement with 80% finished area, central air conditioning, a fireplace and an attached 2-car garage. The subject is located in Bloomingdale, Bloomingdale Township, DuPage County.

The appellant contends that the market value of the subject property is not accurately reflected in the property's assessed valuation as the basis of this appeal. The appellant submitted information on three comparable properties located on the same street as and in close proximity to the subject. Two are described as 1-story dwellings and one is a 2-story dwelling. All are frame construction. The dwellings are either 18 or 19 years old having been built in 1990 or 1991. The dwellings contain either 1,631 or 2,093 square feet of living area and feature central air conditioning, fireplaces and 2-car garages. Two comparables have basements, one with finished area. The appellant disclosed the comparables sold in October 2008 or March 2009 for prices ranging from \$240,000 to \$305,000 or from \$145.72 to \$167.38 per square foot of living area including land. The appellant disclosed that comparable #3 sold in July 2007 for \$349,000 and again in March 2009 for \$240,000 demonstrating the

magnitude of the decline in the real estate market in this neighborhood. Based on this record, the appellant requested the subject's assessment be reduced to \$98,000. This assessment would reflect a market value of approximately \$294,000 at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$125,240 was disclosed. The subject's total assessment reflects an estimated market value of \$376,548 or \$196.32 per square foot of living area, land included, using the 2009 three-year median level of assessments for DuPage County of 33.26% as determined by the Illinois Department of Revenue.

In support of the subject's assessment, the board of review presented descriptions and assessment information on four comparable properties located on the same street as and in close proximity to the subject. The comparables consist of 2-story dwellings of frame and masonry construction. They are either 17 or 18 years old having been built in 1991 or 1992. The dwellings are the same model as the subject and all contain 1,918 square feet of living area. All comparables feature central air conditioning and 2-car attached garages. Two feature fireplaces. None of the comparables had sold recently. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 the evidence in the record supports 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 must be proven 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). Proof of market value may consist of an appraisal of the subject property, a recent sale of the subject property or comparable sales. (86 Ill.Admin.Code Sec. 1910.65(c)). After an analysis of the evidence in the record, the Board finds a reduction in the subject's assessment is warranted.

The Board finds the appellant claims overvaluation as the basis of the appeal, but none of the board of review's comparables had sold within a year of the subject's assessment date of January 1, 2009. Therefore these comparables received less weight in the Board's analysis. The Board further finds the appellant's comparables #2 and #3 are dissimilar from the subject in that they are 1-story homes and significantly smaller than the subject. Therefore these comparables also received less weight in the Board's analysis. The Board finds the appellant's comparable #1 is most similar to the subject in location, dwelling size,

age, style and features, although it is inferior to the subject in that it has no basement. This comparable sold in October 2008 for \$305,000 or \$145.72 per square foot of living area including land. The subject's assessment reflects a market value of \$376,548 or \$196.32 per square foot of living area including land, which is greater than this most similar comparable. The appellant asked for a reduction in the subject's assessment to \$98,000 which would reflect a market value of approximately \$294,000 or \$153.28 per square foot of living area including land. This is higher than comparable #1 on a square foot basis and compensates for the comparable's lack of basement.

After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject is overvalued and a reduction in the subject's assessment commensurate with the appellant's request 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: June 22, 2012

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.