



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

APPELLANT: Frank Pinter  
DOCKET NO.: 10-01581.001-R-1  
PARCEL NO.: 03-05-306-003

The parties of record before the Property Tax Appeal Board are Frank Pinter, 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:** \$64,940  
**IMPR.:** \$33,390  
**TOTAL:** \$98,330

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story brick and frame single-family dwelling that contains approximately 2,271 square feet of living area. The dwelling was built in 1976 and features a full basement that is 75% finished. The home also has central air conditioning, a fireplace, an attached two-car garage and a patio/deck. The property is located in Itasca, Addison Township, DuPage County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$295,000 as of February 1, 2010. The appellant also submitted a copy of the board of review final decision wherein the subject's final assessment of \$147,610 was disclosed. The total assessment of the subject property reflects a market value of approximately \$443,540 including land using the 2010 three-year median level of assessments in DuPage County of 33.28%.

The purpose of the appraisal was for a refinance transaction, but the property rights appraised were fee simple. The appraiser

developed the cost approach to value to estimate the subject's market value at \$301,000. Using the sales comparison approach to value, the appraiser examined four sales and two listings of suggested comparable residences that ranged in age from 31 to 48 years old and were located from .10 to 1.84-miles of the subject. Having adjusted these sales/listing prices for differences from the subject, the appraiser arrived at adjusted sales prices ranging from \$276,685 to \$337,500 to arrive at an estimated market value for the subject of \$295,000. In reconciling the two approaches to value, the appraiser placed most weight on the sales comparison approach.

Based on this evidence the appellant requested the subject's assessment be reduced to \$98,333 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" which were postmarked on March 8, 2012. However, since the board of review was granted 90 days to submit this data by correspondence that was issued on October 28, 2011, in the absence of any extension of time, said submission by the board of review was untimely. By letter dated August 23, 2012, the board of review was found to be in default. (86 Ill.Admin.Code §1910.40(a) & (d) and 86 Ill.Admin.Code §1910.69(a)).

On August 27, 2012, the board of review requested that the default in this proceeding be vacated. The Property Tax Appeal Board considered this request of the board of review at its meeting held on September 11, 2012 and denied the request to vacate the default issued to the board of review in this proceeding (see letter issued September 12, 2012 to the board of review notifying it of this decision).

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 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 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). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant in this appeal submitted the only evidence of market value in the record. The appellant submitted an appraisal estimating the subject property had a market value of \$295,000 as of February 1, 2010. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. While the appraisal has a valuation date of February

2010, which is only a month after the valuation date at issue of January 1, 2010, the Property Tax Appeal Board finds the appellant's appraisal is the only substantive evidence of the subject's market value in the record. The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property commensurate with the appellant's request.

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.



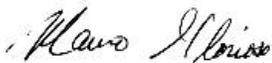
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Chairman



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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: October 19, 2012



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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.