



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

APPELLANT: Mark Sosinski  
DOCKET NO.: 10-04747.001-R-1  
PARCEL NO.: 09-19-416-009

The parties of record before the Property Tax Appeal Board are Mark Sosinski, 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:** \$36,200  
**IMPR.:** \$48,310  
**TOTAL:** \$84,510

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a one-story single-family dwelling that was built in 1978. Features of the home include a partial basement, central air conditioning, a fireplace and an attached two-car garage. The property is located in Downers Grove, Downers Grove Township, DuPage County.

The subject property is an owner occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under docket number 09-04972.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$89,700 based on the evidence submitted by the parties. The appellant also submitted assessment information on three comparables to demonstrate the subject was overvalued for 2010.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$89,700 as set forth in the prior year's decision of the Property Tax Appeal Board.

The board of review submitted its "Board of Review Notes on Appeals" wherein the final assessment of the subject property totaling \$98,570 was disclosed. Also as part of the "Board of

Review Notes on Appeals" it was indicated that in tax year 2010 a township equalization factor of .94210 was applied in Downers Grove Township. In further support of the subject's 2010 assessment, the board of review through the township assessor submitted descriptions and assessment information on five comparable sales that occurred in 2009 and 2010 to demonstrate that the subject's assessment properly reflected the property's market value.

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. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds the prior year's decision should be carried forward to the subsequent year subject only to equalization.

The Property Tax Appeal Board takes notice that 2009 and 2010 were within the same general assessment period for residential property in DuPage County. (86 Ill.Admin.Code §1910.90(i)).

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board further finds that the subject property was the subject matter of an appeal for the 2009 tax year in which the Property Tax Appeal Board issued a decision reducing the subject's assessment to \$89,700 with a land assessment of \$38,420 and an improvement assessment of \$51,280. The record further disclosed the subject property is an owner occupied dwelling and the 2009 and 2010 tax years are in the same general assessment period. The record also disclosed that an equalization factor of .94210 was applied in Downers Grove Township in 2010. Furthermore, the record contains no evidence indicating the subject property sold in an arm's length transaction subsequent to the Board's decision.

For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision plus the application of the equalization factor of .94210.

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: October 18, 2013

*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.