



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

APPELLANT: Donald Robbins
DOCKET NO.: 11-02910.001-R-1
PARCEL NO.: 09-02-311-004

The parties of record before the Property Tax Appeal Board are Donald Robbins, the appellant, by attorney George J. Relias of Enterprise Law Group, LLP in Chicago; 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: \$67,740
IMPR.: \$344,710
TOTAL: \$412,450

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the DuPage County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2011 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a part two-story, part three-story and part one-story dwelling of frame construction with 5,133 square feet of living area. The dwelling was constructed

in 2001. Features of the home include a full finished basement, central air conditioning, three fireplaces and a three-car attached garage of 698 square feet. The property has a 13,740 square foot site located in Clarendon Hills, Downers Grove Township, DuPage County.

The appellant appeared through counsel before the Property Tax Appeal Board contending assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four suggested equity comparables that have improvement assessments ranging from \$54.02 to \$65.53 per square foot of living area.

Under cross-examination, the appellant's attorney, George Relias, stated that he chose the comparables for this appeal.

Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$311,932 or \$60.77 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$412,450. The subject property has an improvement assessment of \$344,710 or \$67.16 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables that have improvement assessments ranging from \$69.87 to \$79.97 per square foot of living area.

The board of review's witness, Downers Grove Deputy Assessor Joni Gaddis, testified that the appellant's comparable #1 is the most comparable property submitted by the appellant due to its similar style, size and construction class. Gaddis further explained that the remaining comparables submitted by the appellant differ from the subject in style and, due to their considerably smaller sizes, have an inferior construction class. Gaddis added that the appellant's comparables also have no basement finish, which would increase their inferiority.

Based on this evidence, the board of review requested confirmation of the subject's improvement assessment.

In rebuttal, Relias argued that the board of review's comparable #1 should have negative adjustments due to its superior construction class and age.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be the appellant's comparable #1 and the board of review's comparables #2 and #4. These comparables were most similar to the subject in style, construction class, age, size and features. These comparables had improvement assessments that ranged from \$65.53 to \$72.53 per square foot of living area. The subject's improvement assessment of \$67.16 per square foot of living area falls within the range established by the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

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.



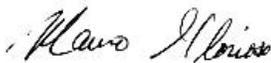
Chairman



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: May 21, 2014



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.