



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

APPELLANT: Tom & Lesia Sahagian
DOCKET NO.: 12-03204.001-R-1
PARCEL NO.: 02-17-209-018

The parties of record before the Property Tax Appeal Board are Tom & Lesia Sahagian, the appellants, 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: \$23,220
IMPR.: \$49,230
TOTAL: \$72,450**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story single-family dwelling. The home contains approximately 1,631 square feet of living area and features include a full basement which is partially finished, central air conditioning, a fireplace and a two-car garage. The property is located in Bloomingdale, Bloomingdale 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 11-02754.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision maintaining the assessment of the subject property of \$80,000 based on the evidence submitted by the parties.

The appellants' 2012 appeal is based on overvaluation of the subject property. In support of this market value argument, the

appellants submitted information on six sales comparables located within two blocks of the subject property. The properties were improved with 1, two-story and 5, one-story frame dwellings that were each 22 years old. The comparables contain either 1,631 or 1,918 square feet of living area. As to comparable #6, the appellants made a further argument that this larger home sold for less on a per-square-foot basis and was also a bank-owned property which should be considered in light of Public Act 096-1083. Each comparable has a full basement, three of which are fully or partially finished. Each home has a two-car garage and central air conditioning. Five of the comparables have a fireplace. The sales occurred from June 2010 to March 2012 for prices ranging from \$165,000 to \$230,000 or from \$86.03 to \$141.02 per square foot of living area, including land.

Based on this evidence, the appellants requested a reduction in the subject's total assessment to \$59,666 which would reflect a market value of approximately \$178,998 or \$109.75 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of the subject totaling \$72,450 was disclosed. The subject's assessment reflects an estimated market value of \$218,552 or \$134.00 per square foot of living area, including land, using the 2012 three-year median level of assessments for DuPage County of 33.15%.

In response to the appellants' appeal, in a letter from John T. Dabrowski, Bloomingdale Township Assessor, it was noted that the subject property was purchased recently in March 2009 for \$240,000.

In support of the subject's assessment, the board of review presented a spreadsheet with descriptions and sales data on a total five comparable properties where comparables #1 and #2 were also presented as appellants' comparables #2 and #3, respectively. The three new comparables presented by the board of review consist of one-story frame dwellings that were built in 1990 or 1991. The dwellings each contain 1,631 square feet of living area. Two of the comparables have a full basement, one of which has finished area. Each home has central air conditioning and a two-car garage. One of the comparables also has a fireplace. These three comparables sold between March 2009 and February 2013 for prices ranging from \$214,000 to

\$300,000 or from \$131.21 to \$183.94 per square foot of living area, including land.

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

In written rebuttal, the appellants disputed consideration of sales in either 2009 or 2013 to establish the best evidence of market value as of the assessment date of January 1, 2012. The appellants also noted design differences in the number of bedrooms and amount of basement finish along with arguing that sales in 2010 are not reflective of 2012 market values. Also as part of the rebuttal, the appellants submitted documentation depicting the 2013 reduced equalized assessment of the subject property of \$60,400 or a market value of approximately \$181,200. As part of their argument, the appellants request the same assessment for 2012.

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 a reduction in the subject's assessment is not warranted.

The appellant contends the assessment of the subject property is excessive and not reflective of its market value. 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 (3rd Dist. 2002). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code §1910.65(c). The Board finds the evidence in the record does not support a reduction in the subject's assessment.

The parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellants' comparable #6 as the dwelling is larger than the subject and is of a two-story design whereas the subject is a one-story home. Moreover, accepted real estate valuation theory provides that all factors being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases.

The Board has also given reduced weight to board of review comparable #5 as this home lacks a basement which is a feature of the subject dwelling. Additionally, reduced weight has been given to board of review comparable #4 due to its sale in March 2009, a date more distant from the assessment date at issue of January 1, 2012.

The Board finds the remaining six comparables submitted by both parties were most similar to the subject in size, design, exterior construction, location and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables sold between May 2010 and March 2012 for prices ranging from \$179,000 to \$300,000 or from \$109.75 to \$183.94 per square foot of living area, including land. However, when all of these six most similar comparables are arrayed, board of review comparable #3 stands alone at the high end of the range having sold in May 2010 for \$300,000 or \$183.94 per square foot of living area, including land. The remaining five sales present prices from \$109.75 to \$141.02 per square foot of living area, including land. The subject's assessment reflects a market value of approximately \$218,552 or \$134.00 per square foot of living area, including land, which is within the range established by these five most similar comparables on a per square foot basis.

After considering the most comparable sales on this record, the Board finds the appellants did not demonstrate that the subject property's assessment was excessive in relation to its market value and a reduction in the subject's assessment is not warranted on this record.

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.



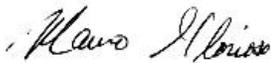
Chairman



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: July 18, 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.