



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

APPELLANT: Susan Wittersheim  
DOCKET NO.: 19-08997.001-R-1  
PARCEL NO.: 02-23-219-009

The parties of record before the Property Tax Appeal Board are Susan Wittersheim, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher in Chicago; and the DuPage County Board of Review.

Based on the facts and exhibits presented in this matter, 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:** \$54,020  
**IMPR.:** \$113,400  
**TOTAL:** \$167,420

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 2019 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 ranch style dwelling of masonry exterior construction with 2,813 square feet of living area. The dwelling was constructed in 1995. Features of the home include an unfinished basement, central air conditioning, a fireplace and a three-car garage. The property has a 11,246 square foot site and is located in Bloomingdale, Bloomingdale Township, DuPage County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located outside of the subject's neighborhood. The comparables were improved with two, 1.5-story dwellings and one, ranch style dwelling of masonry or mixed exterior construction and ranging in size from 2,250 to 4,539 square feet of living area. The comparables were built from 1971 to 2004. Two comparables have a basement with one comparable having finished area and one comparable

lacks a basement. Each comparable has central air conditioning, a fireplace and a two-car or three-car garage.<sup>1</sup> The comparables have improvement assessments ranging from \$69,340 to \$142,080 or from \$30.81 to \$31.87 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$88,103 or \$31.32 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 \$167,420. The subject property has an improvement assessment of \$113,400 or \$40.31 per square foot of living area.

The board of review submitted correspondence from John Dabrowski, Bloomingdale Township Assessor, along with additional data. Dabrowski asserted that the three comparables submitted by the appellant are located outside of the subject's neighborhood. Moreover, two of the comparables are 1.5-story homes and comparable #3 lacks a basement. Dabrowski did disclose that two of the comparables submitted on behalf of the board of review are in an adjacent neighborhood to the subject property.

In support of its contention of the correct assessment the board of review through the township assessor submitted property record cards and a spreadsheet on five suggested equity comparables with three comparables located in the same neighborhood code as the subject property. The comparables were improved with ranch style dwellings of masonry exterior construction ranging in size from 2,596 to 2,765 square feet of living area. The dwellings were built from 1996 to 1998. Each comparable has a basement with one comparable having finished area, central air conditioning, a fireplace and a three-car garage. The comparables have improvement assessments ranging from \$111,470 to \$138,560 or from \$40.77 to \$53.37 per square foot of living area. Based on this evidence, the board of review requests confirmation of the subject's assessment.

### **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 parties submitted eight suggested equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 based on their 1.5-story design when compared to the subject's ranch style dwelling. The Board gave less weight to the appellant's comparable #3 along with the board of review's comparable #5 based on a lack of a basement or finished basement when compared to the subject's unfinished basement.

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<sup>1</sup> Some of the descriptive information for the appellant's comparables was obtained from the spreadsheet and property record cards submitted by the board of review.

The Board finds the best evidence of assessment equity to be the board of review comparables #1 through #4 as these comparables are similar to the subject in age, dwelling size and features. These comparables had improvement assessments that ranged from \$111,470 to \$116,730 or from \$40.77 to \$42.57 per square foot of living area. The subject's improvement assessment of \$113,400 or \$40.31 per square foot of living area falls within the range established by the best comparables in this record on a total improvement assessment and below the range on a per square foot basis. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

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: March 15, 2022



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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