



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

APPELLANT: Paul & Rita Stettin
DOCKET NO.: 20-08185.001-R-1
PARCEL NO.: 10-01-107-002

The parties of record before the Property Tax Appeal Board are Paul & Rita Stettin, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$89,010
IMPR.: \$166,200
TOTAL: \$255,210

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2020 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 2-story dwelling of brick exterior construction¹ with 4,326 square feet of living area. The dwelling was constructed in 1989. Features of the home include a basement with finished area, central air conditioning, one fireplace, and a 764 square foot garage. The property has 18,574 square foot site and is located in Burr Ridge, Downers Grove Township, DuPage County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on five comparable sales located within 0.50 of a mile and in the same neighborhood code as the subject. The comparables are reported to have sites ranging

¹ The Board finds the best description of the subject is found in the property record card provided by the board of review.

in size from 20,005 to 38,297 square feet of land area². The comparables are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size from 3,964 to 4,533 square feet of living area that were built from 1984 to 1995. Each comparable is reported to have a basement, four with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 775 to 849 square feet of building area. Comparable #4 has an inground swimming pool. The comparables sold from April 2019 to December 2020 for prices ranging from \$520,000 to \$775,000 or from \$122.30 to \$171.25 per square foot of living area, including land. Based on this evidence, the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$255,210. The subject's assessment reflects a market value of \$764,102 or \$176.63 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for DuPage County of 33.40% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review, through the township assessor submitted information on seven comparable sales located from within 0.46 of a mile and in the same neighborhood code as the subject. The comparables have sites ranging in size from 20,020 to 26,654 square feet of land area. The comparables are improved with 2-story dwellings of brick or frame and brick exterior construction ranging in size from 3,558 to 4,390 square feet of living area. The dwellings were built from 1983 to 1994. Each comparable is reported to have a basement, two with finished area, central air conditioning, one or two fireplaces and a garage ranging in size from 534 to 896 square feet of building area. Comparables #2 and #4 each have an inground swimming pool. The comparables sold from April 2017 to September 2020 for prices ranging from \$596,000 to \$832,500 or from \$164.64 to \$218.73 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellants argued the board of review comparables #1 through #6 were not acceptable due to their dissimilar dwelling size and/or the comparables having remote sale dates.

Conclusion of Law

The appellants contend 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. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains twelve suggested comparable sales for the Board's consideration. The Board has given less weight to the appellants' comparables #2 and #4, due to either their larger site size and/or the feature of an inground swimming pool, an amenity that the subject lacks. The Board

² The Board finds additional details regarding the comparables not reported by the appellants were found in the board of review's evidence.

has given less weight to the board of review comparables #1 through #5 due to their sales occurring in 2017 or 2018, which sold less proximate in time to the January 1, 2020 assessment date given other sales available in the record.

The Board finds the best evidence of market value to be the appellants' comparables #1, #3 and #5 along with the board of review comparables #6 and #7. The Board finds these comparables sold proximate in time to the assessment date at issue and are more similar to the subject in location, design, age, dwelling size and some features. The comparables sold for prices ranging from \$520,000 to \$760,000 or from \$122.30 to \$181.19 per square foot of living area, including land. The subject's assessment reflects a market value of \$764,102 or \$176.63 per square foot of living area, including land, which falls slightly above the range established by best comparable sales in the record on an overall market value but within the range on a square foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds no reduction in the subject's assessment is warranted.

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:

May 16, 2023



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Paul & Rita Stettin, by attorney:
Jessica Hill-Magiera
Attorney at Law
790 Harvest Drive
Lake Zurich, IL 60047

COUNTY

DuPage County Board of Review
DuPage Center
421 N. County Farm Road
Wheaton, IL 60187