



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

APPELLANT: Joseph Guttilla  
DOCKET NO.: 20-08206.001-R-1  
PARCEL NO.: 03-22-302-029

The parties of record before the Property Tax Appeal Board are Joseph Guttilla, the appellant, by attorney Ryan Schaeffges, of the Law Office of Ryan Schaeffges, P.C. in Wheeling; 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:** \$47,770  
**IMPR.:** \$135,220  
**TOTAL:** \$182,990

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 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 two-story dwelling<sup>1</sup> of brick exterior construction with 3,786 square feet of living area. The dwelling was constructed in 2007 and is approximately 13 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces and a 766 square foot garage. The property has an approximately 11,680 square foot site and is located in Addison, Addison Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from

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<sup>1</sup> The Board finds the best description of the subject's design was reported in the subject's property record card submitted by the board of review.

11,200 to 16,000 square feet of land area and are improved with two-story dwellings<sup>2</sup> of brick exterior construction that range in size from 3,904 to 5,974 square feet of living area. The dwellings were built from 2003 to 2005. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 698 to 1,467 square feet of building area. The properties sold from May to August 2019 for prices ranging from \$540,000 to \$630,000 or from \$105.46 to \$144.21 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$160,000 which reflects a market value of \$480,048 or \$126.80 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$182,990. The subject's assessment reflects a market value of \$547,874 or \$144.71 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 submitted information on four comparable sales located in the same assessment neighborhood code as the subject property. Board of review comparable #2 is the same property as the appellant's comparable #1. The comparables have sites that range in size from 11,200 to 17,985 square feet of land area and are improved with two-story dwellings of brick or brick and frame exterior construction that range in size from 3,450 to 3,904 square feet of living area. The homes were built from 2004 to 2007. Each comparable has a basement, two with finished area, central air conditioning, one fireplace and a garage ranging in size from 635 to 826 square feet of building area. The properties sold from February 2018 to June 2020 for prices ranging from \$540,000 to \$600,000 or from \$144.21 to \$167.39 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant contends 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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains six comparable sales for the Board's consideration, as one property was common to both parties. The Board gives less weight to the appellant's comparable #2 which has a substantially larger dwelling size and garage size when compared to the subject. The Board gives less weight to the board of review's comparable #1 which sold in 2018, less proximate in time to the January 1, 2020 assessment date than other comparables in the record.

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<sup>2</sup> The Board finds the best description of design for the appellant's comparables was reported in the property records for each of the properties, submitted by the board of review.

The Board finds the best evidence of market value to be the remaining comparables, including the common property, which are more similar to the subject in location, age, design, dwelling size and some features. These comparables sold from May 2019 to June 2020 for prices ranging from \$540,000 to \$600,000 or from \$144.21 to \$167.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$547,874 or \$144.71 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds 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: September 20, 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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