



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

APPELLANT: Peter Libreri  
DOCKET NO.: 20-08221.001-R-1  
PARCEL NO.: 03-17-310-047

The parties of record before the Property Tax Appeal Board are Peter Libreri, the appellant, by 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:** \$39,740  
**IMPR.:** \$82,140  
**TOTAL:** \$121,880

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 single-family dwelling of frame exterior construction with 2,280 square feet of living area. The dwelling was constructed in 1979 and is approximately 41 years old. Features of the home include an unfinished basement, central air conditioning and a 440 square foot garage. The property has a 9,880 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 ranging in size from 5,080 to 8,165 square feet of land area and are improved with two-story dwellings of brick and frame exterior construction that range in size from 2,419 to 2,976 square feet of living area. The homes were 37 or 40 years old and feature basements. Each dwelling has central air

conditioning, a fireplace and a garage ranging in size from 420 to 984 square feet of building area. The comparables sold in December 2018 or June 2019 for prices of \$325,000 or \$375,000 or from \$109.21 to \$155.02 per square foot of living area, land included.

Based on this evidence, the appellant requested a reduced total assessment of \$103,333 which would reflect a market value of \$310,030 or \$135.98 per square foot of living area, including land, 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 \$121,880. The subject's assessment reflects a market value of \$364,910 or \$160.05 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 response to the appeal, the board of review submitted data prepared by the township assessor's office which contended that the subject property was purchased in 2017 for \$370,000 although the subject's current estimated market value based on its assessment is below this sale price. The township assessor wrote, "Not sure why the agent for the homeowner feels that they have lost \$60,000 in value since the time of purchase."

In support of its contention of the correct assessment, the board of review through the township assessor submitted information on four comparable sales, where board of review comparable #2 is the same property as appellant's comparable #3. The comparables are each located in the same assessment neighborhood code as the subject property and have sites ranging in size from 5,080 to 7,865 square feet of land area. The properties are improved with two-story dwellings of brick and frame exterior construction that range in size from 2,215 to 2,612 square feet of living area. The homes were 40 to 42 years old and feature unfinished basements, central air conditioning, a fireplace and a garage ranging in size from 440 to 473 square feet of building area. The comparables sold from April 2017 to June 2019 for prices ranging from \$352,000 to \$415,500 or from \$155.02 to \$159.97 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 parties submitted a total of six comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable sale #2 as this dwelling is nearly 700 square feet larger than the subject dwelling. The Board has given little weight to the subject's 2017 sale price and to board of review comparable #1 which sold in 2017 as these sale dates are most remote in time from the valuation date at issue in this appeal for January 1, 2020, and thus less likely to be

indicative of the subject's estimated market value. The Board has given reduced weight to board of review comparable #4 as this sale price in excess of \$400,000 appears to be an outlier that is significantly higher than any other sale in the record.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #3 along with board of review comparable sales #2 and #3, which includes the parties' common comparable. These three properties are most similar to the subject in location, age, dwelling size, foundation and several features. The Board finds these most similar comparables sold from April 2018 to May 2019 for prices of \$352,000 or \$375,000 or from \$144.23 to \$158.92 per square foot of living area, including land. The subject's assessment reflects a market value of \$364,910 or \$160.05 per square foot of living area, including land, which is within the range established by the best comparable sales in this record in terms of overall value and slightly above the range on a per-square-foot basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject property, the Board finds the appellant failed to establish overvaluation by a preponderance of the evidence and therefore 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

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