



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

APPELLANT: Stephen Barczy  
DOCKET NO.: 21-07291.001-R-1  
PARCEL NO.: 07-13-413-003

The parties of record before the Property Tax Appeal Board are Stephen Barczy, the appellant, by attorney Jessica Hill-Magiera, Attorney at Law in Lake Zurich; and the DuPage County Board of Review.<sup>1</sup>

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:** \$104,680  
**IMPR.:** \$275,780  
**TOTAL:** \$380,460

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 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 frame and brick exterior construction with 3,833 square feet of living area. The dwelling was constructed in 2013. Features of the home include a basement, central air conditioning, a fireplace, and a 2-car garage with 595 square feet of building area. The property has an approximately 8,603 square foot site and is located in Naperville, Naperville Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales located within .76 of a mile from the subject. These comparables are described as 2-story dwellings built from 2000 to 2008 and

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<sup>1</sup> The parties agreed to waive the scheduled hearing on this case and have the Board issue a decision based on the evidence in the record.

range in size from 3,473 to 4,168 square feet of living area. Each comparable has a basement, central air conditioning, and a 2-car or 3-car garage. The comparables sold from June 2020 to November 2021 for prices ranging from \$849,900 to \$1,100,000 or from \$222.35 to \$267.12 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$380,460. The subject's assessment reflects a market value of \$1,138,080 or \$296.92 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for DuPage County of 33.43% as determined by the Illinois Department of Revenue.

In response to the appellant's evidence, the board of review submitted a comparable report spreadsheet of the appellant's comparable sales that disclosed each comparable has a site ranging in size from approximately 7,203 to 9,358 square feet of land area, with comparable #9 located on a busy street. Each comparable has a frame or frame and brick exterior, one to three fireplaces and a garage ranging in size from 418 to 778 square feet of building area that were not reported by the appellant. The assessor also noted all the comparables are older in age than the subject and comparables #6, #7 and #8 are located in different neighborhoods with differing quality and priced housing.

In support of its contention of the correct assessment the board of review submitted information prepared by the township assessor on eight comparable sales with the same assessment neighborhood code as the subject. The comparables are reported to have sites ranging in size from approximately 7,052 to 12,197 square feet of land area and are improved with 2-story dwellings of frame or frame and brick exterior construction that range in size from 3,786 to 4,026 square feet of living area. The dwellings were built from 2005 to 2019 and have basements, five of which have finished area. Each comparable has central air conditioning, one or two fireplaces and a 2-car or 3-car garage ranging in size from 716 to 935 square feet of building area. The comparables sold from May 2018 to May 2021 for prices ranging from \$1,130,000 to \$1,375,000 or from \$281.44 to \$363.18 per square foot of living area, land included. The board of review also provided a location map of the board of review comparables and the appellant's comparables in relation to the subject property along with property record cards and exterior photographs. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellant contended that the board of review comparables are not comparable to the subject due to a larger garage, and/or remote sale in 2018 or 2019. In a rebuttal grid analysis, counsel suggested that the appellant's comparables #1 through #8 are the best comparable sales in the record and contended the subject's assessment should be reduced.

### **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 Board finds the parties submitted 17 comparables sales to support their respective positions. The Board gives less weight to appellant's comparables #4 and #6 due to differences in dwelling size when compared to the subject. The Board gives less weight to board of review comparables #3, #5, #7 and #8 which sold in 2018 or 2019, less proximate in time to the January 1, 2021 assessment date than the other comparable sales in the record.

The Board finds the best evidence of market value to be the parties remaining comparables which sold more proximate in time to the assessment date at issue. These comparables are also most similar in dwelling and have varying degrees of similarity to the subject in location, age, and features. These comparables sold from June 2020 to June 2021 for prices ranging from \$864,500 to \$1,375,000 or from \$222.35 to \$363.18 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,138,080 or \$296.92 per square foot of living area, including land, which falls within the range established by the best comparables sales in this record. Therefore, after considering adjustments to the best comparables for differences when compared to 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:

October 17, 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

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