



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

APPELLANT: Michael & Joanna Lambrou  
DOCKET NO.: 22-03518.001-R-1  
PARCEL NO.: 08-07-208-004

The parties of record before the Property Tax Appeal Board are Michael & Joanna Lambrou, the appellants, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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:** \$60,910  
**IMPR.:** \$92,340  
**TOTAL:** \$153,250

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 2022 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 with a 1-story dwelling of frame and brick exterior construction with 2,782 square feet of living area. The dwelling was constructed in 1972 and is approximately 50 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace and a garage containing 506 square feet of building area. The property has a 10,044 square foot site and is located in Naperville, Lisle Township, DuPage County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on three comparable sales located in the same assessment neighborhood as the subject property. The comparables have sites ranging in size from 10,253 to 17,104 square feet of land area. The comparables are improved with 2-story dwellings that range in size from 2,542 to 2,911 square feet of living area that range in age from 36 to 47 years old. The appellants reported that each comparable has a basement with finished area, central air conditioning and a garage containing either 441 or 509 square feet of building area. The

comparables sold from February to May 2021 for prices ranging from \$385,000 to \$475,000 or from \$145.34 to \$163.17 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 \$153,250. The subject's assessment reflects a market value of \$459,796 or \$165.28 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales. The comparables are located in the same assessment neighborhood as the subject and from .25 to .67 of a mile from the subject property. The comparables have sites ranging in size from 10,025 to 13,798 square feet of land area. The comparables are improved with a 2-story with a 1-story dwellings of frame and brick exterior construction ranging in size from 2,678 to 2,973 square feet of living area that were built from 1973 to 1977. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage containing either 506 or 509 square feet of building area. The comparables sold from August to December 2021 for prices ranging from \$490,000 to \$532,500 or from \$179.11 to \$184.47 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 parties submitted a total of six comparable sales for the Board's consideration. The Board has given less weight to the appellants' comparables due to their basements with finished area, a feature that the subject lacks.

The Board finds the best evidence of market value to be the board of review's comparables. The Board finds that these comparables are most similar to the subject in location, design, age, dwelling size and features. These three comparables sold from August to December 2021 for prices ranging from \$490,000 to \$532,500 or from \$179.11 to \$184.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$459,796 or \$165.28 per square foot of living area, including land, which falls below the range of the three best comparable sales in the record. Based on this record and after considering adjustments to the

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<sup>1</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has not published figures for tax year 2022.

three best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not 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:

April 16, 2024



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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