



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

APPELLANT: Carmela Sutter
DOCKET NO.: 23-05025.001-R-1
PARCEL NO.: 02-23-304-015

The parties of record before the Property Tax Appeal Board are Carmela Sutter, the appellant; 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: \$31,830
IMPR.: \$76,300
TOTAL: \$108,130

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 2023 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 ranch dwelling of frame exterior construction with 1,452 square feet of living area. The dwelling was built in 1972. Features of the home include a basement, central air conditioning, a fireplace and a 440 square foot garage. The property has a 13,131 square foot site and is located in Bloomingdale, Bloomingdale 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 within the same neighborhood code as the subject. The comparables have sites ranging in size from 8,602 to 14,509 square feet of land area that are improved with ranch dwellings of frame or mixed exterior construction with 1,452 square feet of living area. The dwellings were built in 1973. One comparable has a basement and two comparables do not have basements. Each comparable has central air conditioning and a 440 square foot garage. One comparable has a fireplace. The comparables

sold from March to August 2022 for prices ranging from \$314,000 to \$381,000 or from \$216.25 to \$262.40 per square foot of living area, including land. The appellant disclosed the subject was purchased in March 2002 for \$210,000 or \$144.63 per square foot of living area, including land. Based on this evidence the appellant 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 \$108,130. The subject's assessment reflects a market value of \$324,422 or \$223.43 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within the same neighborhood code as the subject. The board of review's comparables #1 and #2 are the same properties as the appellant's comparables #1 and #2. The board of review did not disclose the site sizes of the comparables. The comparables are improved with ranch dwellings of frame or mixed exterior construction with 1,452 or 1,548 square feet of living area. The dwellings were built in 1970 or 1973. One comparable has a basement and three comparables do not have basements. The comparables have central air conditioning and either a 1.5-car garage or a 2-car garage. Three comparables each have a fireplace. The comparables sold from August 2021 to August 2022 for prices ranging from \$324,900 to \$381,000 or from \$223.76 to \$262.40 per square foot of living area, including land. The board of review submitted a brief from the Bloomingdale Township Assessor critiquing the parties' comparables. 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 five comparable sales for the Board's consideration, two of which were submitted by both parties. The Board gives less weight to the board of review's comparables #3 and #4 due to the lack of information as to their site sizes, which is an important feature when comparing the properties to the subject. In addition, the board of review's comparable #3 has a sale date occurring greater than 16 months prior to the January 1, 2023 assessment date at issue. The Board finds the parties' remaining comparable sales, which includes the parties' common comparables, have varying degrees of similarity to the subject. However, two of the parties' best comparables lack a basement foundation when compared to the subject. Nevertheless, the best comparables sold from March to August 2022 for prices ranging

¹ 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 §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

from \$314,000 to \$381,000 or from \$216.25 to \$262.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$324,422 or \$223.43 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and 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: _____

November 19, 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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