



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

APPELLANT: Paul Mueller
DOCKET NO.: 23-05140.001-R-1
PARCEL NO.: 08-30-414-013

The parties of record before the Property Tax Appeal Board are Paul Mueller, the appellant, by attorney Andrew S. Dziuk, of Andrew Dziuk, Esq. 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: \$67,850
IMPR.: \$88,600
TOTAL: \$156,450

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 2024 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 part 2-story and part 1-story dwelling of frame exterior construction with 2,236 square feet of living area. The dwelling was constructed in 1968 and is approximately 55 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 552 square foot garage.¹ The property has a 10,009 square foot site and is located in Naperville, Lisle Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales with the same neighborhood code as the subject and located within 2 blocks from the subject. The comparables have sites ranging in size from 12,057 to 13,236 square feet of land area and are improved with 2-story dwellings of

¹ The board of review submitted the subject's property record which disclosed the subject has central air conditioning which was not refuted by the appellant.

frame and masonry exterior construction ranging in size from 2,212 to 2,676 square feet of living area. The homes are 52 to 55 years old. The homes each have a basement with finished area and a garage with 440 or 662 square feet of building area. The comparables sold from April 2021 to February 2022 for prices ranging from \$383,500 to \$440,000 or from \$155.08 to \$173.37 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 \$156,450. The subject's assessment reflects a market value of \$470,668 or \$210.50 per square foot of living area, land included, when using the 2023 three year average median level of assessment for DuPage County of 33.24% 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 with the same neighborhood code as the subject and located within .22 of a mile from the subject. The comparables have sites ranging in size from 9,861 to 21,033 square feet of land area and are improved with part 2-story and part 1-story dwellings of frame exterior construction ranging in size from 2,150 to 2,241 square feet of living area. The homes were constructed in 1967 or 1974 and have basements, two of which have finished area. The homes each have central air conditioning, one fireplace and a garage ranging in size from 441 to 572 square feet of building area. The comparables sold from May to August 2022 for prices ranging from \$480,000 to \$507,500 or from \$217.00 to \$231.16 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 eight comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #2, #3 and #4 which sold in 2021, less proximate in time to the January 1, 2023, assessment date than the other comparables in the record.

The Board finds the best evidence of market value to be appellant's comparable #1 and the board of review comparables sold more proximate in time to the assessment date at issue and are similar to the subject in location, age, dwelling size and features. The best comparables sold from February to August 2022 for prices ranging from \$383,500 to \$507,500 or from \$173.37 to \$231.16 per square foot of living area, including land. The subject's assessment reflects a market value of \$470,668 or \$210.50 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments to the best comparables in this record for differences from the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject property is

overvalued. Therefore, based on the evidence, 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:

March 17, 2026



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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