



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

APPELLANT: Matthew A. Degnan
DOCKET NO.: 23-05349.001-R-1
PARCEL NO.: 06-09-103-068

The parties of record before the Property Tax Appeal Board are Matthew A. Degnan, the appellant, 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: \$37,540
IMPR.: \$54,090
TOTAL: \$91,630

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 1.5-story dwelling of stone and vinyl exterior construction with 1,450 square feet of living area.¹ The dwelling was constructed in 1946 and has a chronological age of 77 years old. Features of the home include an unfinished partial basement, central air conditioning and a 2-car garage. The property has an 18,000 square foot site and is located in Lombard, York Township, DuPage County.

¹ The parties disagree as to the subject's dwelling size and presence of central air conditioning. The Board finds the best description of the subject's dwelling size was found in the appraisal which contains a more detailed sketch of the subject improvements than the sketch of the subject found in the property record card. The Board finds a central air conditioning unit is documented in an exterior photograph of the subject property contained in the appraisal report.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$245,000 as of January 1, 2023. The appraisal was prepared by Tom J. Boyle Jr., Associate Real Estate Trainee Appraiser and supervisor, David Conaghan, a Certified General Real Estate Appraiser and Certified Illinois Assessing Officer. The intended use of the appraisal was to assist the client with an ad valorem assessment complaint.

In estimating the market value of the subject property, the appraisers developed the sales comparison approach to value selecting three comparable sales located from 0.07 to 0.85 of a mile from the subject property. The comparables have sites that range in size from 8,619 to 14,960 square feet of land area and are improved with traditional or Cape Cod style dwellings with vinyl or aluminum exterior construction ranging in size from 1,067 to 1,656 square feet of living area. The homes are from 72 to 112 years old. Two comparables have a basement that is partially finished and one comparable lacks a basement foundation. Each dwelling has central air conditioning, and a 2-car or a 4-car garage. One home has a fireplace. The comparables sold from August 2020 to February 2021 for prices ranging from \$220,000 to \$231,000 or from \$139.49 to \$206.19 per square foot of living area, land included.

After adjusting comparables #2 and #3 for sales or financing concessions, the appraisers adjusted the comparables for differences from the subject in site size, bathroom count, dwelling size, basement amenity, garage capacity and fireplace count arriving at adjusted sale prices for the comparables ranging from \$231,600 to \$256,800 and an opinion of market value for the subject of \$245,000.

The appraisal includes three pages of information on housing price trends from the University of Illinois. This information features graphs depicting the annual percentage changes in median home prices and depict actual annual increases in the median sale price of homes in the Chicago market for each month from December 2020 through October 2022. In the Supplemental Addendum, the appraisers state, "the sales comparables used were considered the most recent, most similar and proximate to the subject."

Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the opinion of market value for the subject when applying the statutory assessment level of 33.33%.

The board of review, through the York Township Assessor's Office, submitted comments critiquing the appraisal comparables, arguing comparable #1 is a split-level home and that comparable #2 is a 2-story home, built in 1911 and located in Villa Park. As to appraisal comparable #3, the board of review asserted this property is located in a different neighborhood than the subject and lacks a basement foundation, central air conditioning and a garage. To document these property details, the board of review submitted the property record cards for each of the appraisal comparables.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$91,630. The subject's assessment reflects a market value of \$275,662 or \$190.11 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 comparables located from 0.18 of a mile to 1.28 miles from the subject. The comparables have sites that range in size from 7,020 to 13,950 square feet of land area and are improved with 1.5-story dwellings of frame, aluminum or vinyl exterior construction ranging in size from 1,350 to 1,512 square feet of living area. The homes were built from 1948 to 1963. Two comparables have an unfinished basement and two comparables lack a basement foundation. Three homes have central air conditioning and each property has a garage ranging in size from 280 to 630 square feet of building area. Comparable #2 has a sunroom amenity. The comparables sold from June 2021 to February 2023 for prices ranging from \$305,000 to \$374,000 or from \$203.33 to \$267.41 per square foot of living area, land included.

The board of review also submitted a map depicting the proximity of the subject to both parties' comparables. This map disclosed appraisal comparable #2 and board of review comparable #3 to be least proximate to the subject property. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 appellant submitted an appraisal and the board of review submitted four comparable sales for the Board's consideration.

The Board finds each of the comparables selected by the appraisers occurred either 23 months or more than two years prior to the January 1, 2023 assessment date when more recent sales were available as demonstrated by the comparable sales submitted by the board of review. This directly contradicts statements in the Supplemental Addendum purporting the comparables used in the appraisal are the most recent and most similar available sales. Furthermore, the appraisers make no adjustments for date of sale despite the market information contained in the appraisal which documents median home prices are increasing in the subject's market. As a result, less weight is given to the opinion of value for the subject as presented in the appraisal. The Board also gives less weight to board of review comparables #1 and #2 which sold in 2021, less proximate to the assessment date at issue than other properties in the record.

The Board finds the best evidence of market value to be board of review comparables #3 and #4 which are sold more proximate to the January 1, 2023 assessment date and are generally similar to the subject in location, age, design and dwelling size. However, these two properties present varying degrees of similarity to the subject in site size, basement amenity and/or garage capacity, suggesting adjustments are needed to make these comparables more equivalent to the subject. These two board of review comparables sold in November 2022 and February 2023 for prices of \$361,000 and \$374,000 or \$251.34 and \$267.41 per square foot of living area, including land.

The subject's assessment reflects a market value of \$275,662 or \$190.11 per square foot of living area, including land, which falls below the two best comparable sales in the record. After considering adjustments to the comparables for differences with 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:

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

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