



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

APPELLANT: Filip Petrevski
DOCKET NO.: 24-03465.001-R-1
PARCEL NO.: 09-36-403-009

The parties of record before the Property Tax Appeal Board are Filip Petrevski, the appellant, by attorney Scott Shudnow, of Shudnow & Shudnow, Ltd. 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 **A Reduction** 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: \$80,301
IMPR.: \$151,343
TOTAL: \$231,644

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 is improved with a part 1-story and part 2-story dwelling of brick exterior construction with 3,592 square feet of living area.¹ The dwelling was built in 1981 and is approximately 43 years old. Features of the home include a basement with finished area, central air conditioning, one fireplace, three full baths and a 576 square foot 2-car garage.² The property has an 18,263 square foot site and is located in Burr Ridge, Downers Grove Township, DuPage County.

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 retrospective market value

¹ The Board finds the design of the subject property was gleaned from the photographic evidence within the appellant's appraisal and the sketch from the subject's property record card submitted by the board of review.

² The Board finds the best description of the subject's features was found in the appellant's appraisal.

of \$695,000 as of January 1, 2024. The appraisal was prepared by Garry Nusinow, a State of Illinois Certified General Real Estate Appraiser. The property rights appraised were fee simple and the intended use of the appraisal was for ad valorem taxation. Nusinow developed the sales comparison approach to value using five comparable sales located within .39 of a mile from the subject. The comparables have sites ranging in size from 14,819 to 20,472 square feet of land area and are improved with 2-story dwellings of brick or frame and brick exterior construction that range in size from 3,327 to 3,508 square feet of living area. The homes range from 35 to 40 years old and have basements, four with finished area. Each comparable has central air conditioning, one or two fireplaces, 2.5 to 3.5 baths, and a 2-car or a 3-car garage. Two comparables have inground swimming pools. The sales occurred from January to July 2023 for prices ranging from \$615,000 to \$730,000 or from \$182.82 to \$214.91 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject to arrive at adjusted prices ranging from \$637,000 to \$732,000 and arrived at an estimated value of \$695,000 or \$193.49 per square foot of living area, including land. The appellant requested the assessment be reduced to \$231,644 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$252,021. The subject's assessment reflects a market value of \$756,139 or \$210.51 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.³

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within .71 of a mile from the subject. Two comparables are located in a different neighborhood code than the subject. The comparables have sites ranging in size from 18,759 to 27,938 square feet of land area that are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 3,125 to 3,808 square feet of living area. The dwellings were built from 1983 to 1985 and have basements, four of which have finished area. Each comparable has central air conditioning, one or two fireplaces, two to four full baths, one or two half baths, and a garage ranging in size from 575 to 975 square feet of building area. The sales occurred from September 2023 to May 2024 for prices ranging from \$825,000 to \$899,000 or from \$217.96 to \$275.20 per square foot of living area, including land. The board of review also submitted property record cards for the subject and both parties' comparables along with a map depicting the locations of the comparable sales in relation to the subject.

The board or review requested confirmation of the subject's assessment.

In rebuttal the appellant's attorney argued the board of review erroneously reported the subject has 3.1 bathrooms and 2 fireplaces when the appraiser that inspected the subject property reported 3 baths and 1 fireplace. Counsel also contends the board of review sales are unadjusted and are superior to the subject in terms of condition, finishes and amenities. The appellant also submitted copies of the Multiple Listing Service (MLS) data sheets and photos taken from the

³ Section 1910.50(c)(1) of the Board's procedural rules 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). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2024.

MLS data sheets for each of the board of review comparables. The appellant's counsel asserted board of review comparable #2 was a rehab in 2016 and board of review comparable #5 was a rehab in 2017. The appellant's counsel contends that board of review comparables #4 and #5 are located too far away from the subject to be relevant per the Google Maps that depicted their locations being over a 1 mile away from the subject. The appellant's counsel argued that board of review comparables #2, #3 and #5 have more finished basement area than the subject.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appellant's appraiser utilized the sales comparison approach to value to arrive at an estimated market value of \$695,000 as of January 1, 2024. The comparable sales used by the appraiser are relatively similar to the subject in location, age, size, style, and features. The appellant's appraiser made logical adjustments to the comparables for differences from the subject property. The Board further finds the sales submitted by the board of review are also similar to the subject dwelling in most respects, however, the appellant's counsel demonstrated in rebuttal that the comparables have superior attributes in relation to the subject property such as recent rehabs that were not considered or discussed in the board of review analysis. Two comparables submitted by the board of review were also located less proximate to the subject than the comparables utilized in the appraisal. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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:

April 21, 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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