



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

APPELLANT: Anthony Quaranta
DOCKET NO.: 24-03787.001-R-1
PARCEL NO.: 06-25-408-026

The parties of record before the Property Tax Appeal Board are Anthony Quaranta, the appellant, by attorney Thomas E. Sweeney, of Siegel Jennings Co., LPA 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: \$172,202
IMPR.: \$611,053
TOTAL: \$783,255

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 2-story dwelling of masonry exterior construction with 8,661 square feet of living area. The dwelling was constructed in 2010. Features of the home include an unfinished basement, central air conditioning, two fireplaces, an inground swimming pool and a 1,210 square foot garage. The property has a 43,965 square foot site and is located in Oak Brook, York Township, DuPage County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted completed Section IV – Recent Sale Data disclosing the subject property was purchased from Judith J. Scheck on January 31, 2023 for a price of \$2,350,000; the sale of the property was not a transfer between family members or related corporations; the property was advertised for sale through the Multiple Listing Service (MLS) for an unknown period of time and the property was not sold due to a foreclosure action but it was sold using a contract for

deed. To document the sale the appellant submitted the Multi-Board Residential Real Estate Contract.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$843,492. The subject's assessment reflects a market value of \$2,530,729 or \$292.20 per square foot of living area, land included, when using the statutory level of assessment.¹

In response to the appeal the board of review submitted a memorandum from the York Township Assessor's Office that disclosed the subject was purchased on December 15, 2022 for \$2,350,000.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located from .43 of a mile to 2 miles from the subject property. The comparables have sites ranging in size from 21,798 to 44,966 square feet of land area that are improved with 2-story dwellings of brick and masonry exterior construction that range in size from 6,671 to 7,549 square feet of living area. The dwellings were constructed from 2007 to 2019 and have basements with finished area. The homes have central air conditioning, three of which have from three to five fireplaces. Each comparable has a garage ranging in size from 987 to 1,217 square feet of building area. Comparable #4 has an inground swimming pool. The comparables sold from May 2022 to February 2024 for prices ranging from \$2,800,000 to \$4,750,000 or from \$416.42 to \$712.04 per square foot of living area, including land. Based on this evidence the board of review is requesting 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 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 purchase of the subject property for a price of \$2,350,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor, the property had been advertised on the open market with the Multiple Listing Service. In further support of the transaction the appellant submitted a copy of the sales contract. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction. The Board gives less weight to the board of review comparables which have finished

¹Procedural 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 yet to publish figures for tax year 2024.

basements unlike the subject, three of which are also located over one mile from the subject. Based on this record 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:

May 19, 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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