



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

APPELLANT: Antonia DiFranco
DOCKET NO.: 24-04205.001-R-1
PARCEL NO.: 02-02-316-013

The parties of record before the Property Tax Appeal Board are Antonia DiFranco, the appellant, by attorney Spiro G. Zarkos, of Verros Berkshire, PC, in Oakbrook Terrace, 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: \$49,940
IMPR.: \$138,765
TOTAL: \$188,705

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 two-story triplex of brick and frame exterior construction with 3,570 square feet of living area. The dwelling was constructed in 1985 and is approximately 39 years old. Features of the home include a partial basement, central air conditioning, three fireplaces, and a three-car garage. The property has an 8,667 square foot site and is located in Roselle, Bloomingdale 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 located in the same neighborhood code and within .4 of a mile from the subject. The comparables consist of two-story or three-story triplex dwellings of brick and frame exterior construction. The homes are either 41 or 44 years old and range in size from 3,150 to 4,677 square feet of living area. Two comparables each have a partial basement. Features include central air conditioning and either a 1.5-car, 2-car or 3-car

garage. The comparables sold from February 2022 to June 2024 for prices ranging from \$450,000 to \$630,000 or from \$127.29 to \$154.38 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 \$188,705. The subject's assessment reflects a market value of \$566,172 or \$158.59 per square foot of living area, land included, when using 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 three comparable sales located in the same neighborhood code as the subject. Along with the grid analysis, the board of review supplied copies of property record cards, which were utilized to ascertain the lot sizes of these comparables. The parcels range in size from 9,362 to 11,102 square feet of land area and are improved with two-story triplexes of brick and frame exterior construction. The homes are either 38 or 39 years old and contain either 3,339 or 3,570 square feet of living area. Each comparable has a basement, central air conditioning, three fireplaces and a three-car garage. The comparables sold from March 2021 to March 2024 for prices ranging from \$470,000 to \$675,000 or from \$131.65 to \$195.72 per square foot of living area, including land.

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 seven suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables, which either lack a basement foundation which is a feature of the subject or are significantly larger in dwelling size when compared to the subject. The Board has given reduced weight to board of review comparable #1, as the date of sale in 2021 is least proximate in time to the lien date at issue of January 1, 2024.

The Board finds the best evidence of market value to be board of review comparable sales #2 and #3, which are each similar to the subject in location, design, age, dwelling size, foundation type and some features. These most similar comparables sold for prices of \$653,500 and

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 Sec. 1910.50(c)(1). Prior to the issuance of this decision, the Department of Revenue has yet to publish Table 3 with the figures for tax year 2024.

\$675,000 or for \$189.08 and \$195.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$566,172 or \$158.59 per square foot of living area, including land, which is below the best comparable sales in this record both in terms of overall value and on a per-square-foot of living area basis. Based on this evidence and after considering appropriate adjustments to the best comparable sales in the record for differences from the subject to make the comparables more equivalent to 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: _____

December 23, 2025



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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