



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

APPELLANT: Eduardo Greco
DOCKET NO.: 24-04381.001-R-2
PARCEL NO.: 06-36-202-009

The parties of record before the Property Tax Appeal Board are Eduardo Greco, 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 ***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: \$283,759
IMPR.: \$712,556
TOTAL: \$996,315

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, French Provencal style dwelling of frame and brick or stone exterior construction with 7,390 square feet of living area. The dwelling was constructed in 2015. Features of the home include a 5,013 square foot basement with 4,302 square feet of finished area, central air conditioning, three fireplaces and a four-car garage with 1,370 square feet of building area. The property also has an in-ground swimming pool and a sports court. The property has a 108,900 square foot site and is located in Oak Brook, York 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 market value of \$2,650,000 as of January 1, 2024. The appraisal was prepared by DaShawn Weaver-Drew, SRA and Certified Residential Real Estate Appraiser. The intended use of the appraisal report was to

develop a retrospective market value of the subject for an ad valorem property tax appeal. The appellant described the subject dwelling to have superior quality construction and in good condition.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value selecting four comparable sales located from 0.36 of a mile to 2.31 miles from the subject property. The comparables have sites that range in size from 22,563 to 94,090 square feet of land area, two of which are located adjacent to a local pond/body of water. The comparables are improved with traditional, French Provencal or English style dwellings of superior quality construction ranging in size from 4,720 to 8,661 square feet of living area. The dwellings range in age from 3 to 16 years old and are described as being in average, good or excellent/new condition. Each comparable has a basement with finished area, central air conditioning, one to five fireplaces and a three-car or a four-car garage. Comparable #3 has an in-ground swimming pool. The comparables sold from June 2022 to August 2023 for prices ranging from \$2,350,000 to \$2,900,000 or from \$271.33 to \$550.85 per square foot of living area, land included. The appraiser adjusted the comparables for differences from the subject in location, site size, condition, bathroom count, gross living area, basement finish and other features arriving at adjusted prices ranging from \$2,422,030 to \$2,769,900 and an opinion of market value for the subject of \$2,650,000 under the sales comparison approach.

Based on this evidence, the appellant requested an assessment reflective of the appraised value conclusion at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$996,315. The subject's assessment reflects a market value of \$2,989,244 or \$404.50 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In response to the appeal, the board of review submitted a grid analysis with information on the appellant's appraiser's four comparables. The comparables dwellings reportedly have brick, masonry or stone exterior construction and basements that range in size from 2,362 to 4,013 square feet, three of which reportedly have 1,529 to 3,067 square feet of finished area. These four comparables have from two to five fireplaces and garages that range in size from 927 to 1,210 square feet of building area. Two comparables each have a whole house generator.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales that are located from .48 of a mile to 3.1 miles from the subject property. The comparables have sites that range in size from 21,798 to 49,050 square feet of land area and are improved with two-story dwellings of brick, masonry or stone exterior construction ranging in size from 6,967 to 8,872 square feet of living area. The dwellings were built from 2010 to 2019. Each comparable has a 3,269 to 5,575 square foot basement with 2,792 to 4,740 square feet of finished area, central air conditioning, three or four fireplaces and a

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 drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

garage ranging in size from 1,012 to 1,477 square feet of building area. Comparable #2 has a whole house generator and comparable #4 has an in-ground swimming pool. The comparables sold from April 2022 to August 2023 for prices ranging from \$3,100,000 to \$3,900,000 or from \$439.59 to \$457.13 per square foot of living area, land included.

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, based on overvaluation, 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 three of the four comparables selected by the appraiser are differ significantly from the subject dwelling in size, when other comparables more similar in size were available and utilized by the board of review. The Board further finds the appraiser did not adjust comparable #1 for its above average condition when compared to the subject's good condition. Lastly, the Board finds the appraiser's basement adjustment to be questionable as it appears to be based exclusively on whether a property had a partially finished or fully finished basement and regardless of the basement square footage or finished basement area. Moreover, the appraiser did not make any adjustments to comparables #1 and #2, which have smaller basement sizes and less finished basement area as reported by the board of review. The Board finds these factors detract from the credibility of the appraiser's opinion of value for the subject property. For these reasons, the Board gives little weight to the appraiser's opinion of value for the subject property. The Board shall, however, consider the raw comparable sales contained in the appraisal report.

The Board gives less weight to the appellant's appraisal comparables #2, #3 and #4, as well as board of review comparable #4 which differ significantly from the subject in dwelling size. The Board has also given less weight to board of review comparable #2 which is located less proximate to the subject than other comparables in the record.

The Board finds the best evidence of market value to be the appellant's appraisal comparable #1, along with board of review comparables #1 and #3, which are more similar to the subject in location, dwelling size, design and age. However, these three comparables have varying degrees of similarity when compared to the subject in site size and other features, suggesting adjustments would be required to make these properties more equivalent to the subject. Nevertheless, these best comparables sold from May 2022 to August 2023 for prices ranging from \$2,550,000 to \$3,375,000 or from \$379.24 to \$447.08 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,989,244 or \$404.50 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for

differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's assessment is not warranted.

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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