



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

APPELLANT: Eric Tressler  
DOCKET NO.: 10-03556.001-R-1  
PARCEL NO.: 10-11-207-020

The parties of record before the Property Tax Appeal Board are Eric Tressler, the appellant, by attorney Brian P. Liston of Law Offices of Liston & Tsantilis, P.C., in Chicago; and the DuPage County Board of Review.

Based on the facts and exhibits presented, 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:** \$107,860  
**IMPR:** \$262,370  
**TOTAL:** \$370,230

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a part one-story and part two-story single family residence of frame construction containing 5,215 square feet of living area. Features of the home include a partial finished basement and a 968 square foot garage. The dwelling is approximately 10 years old. The property is located in Downers Grove Township, DuPage County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this overvaluation argument, the appellant submitted a grid analysis of three suggested comparable sales. The comparables are improved with part one-story and part two-story frame or brick dwellings containing from 4,439 to 5,342 square feet of living area. The dwellings are 11 or 13 years old and feature full basements and garages ranging in size from 770 to 1,625 square feet of building area. The comparable sales occurred from May 2007 to August 2009 for prices ranging from \$975,000 to \$1,073,500 or from \$182.51 to \$237.66 per square feet of living area including land.

The appellant also submitted the subject's 2010 notice of final assessment wherein the subject's final assessment of \$461,600 was disclosed. The subject's assessment reflects an estimated market value of \$1,387,019 or \$265.97 per square foot of living area including land, using DuPage County's 2010 three-year median level of assessments of 33.28%.

Based on this evidence the appellant requested the subject's assessment be reduced to \$370,227.

The board of review did not timely submit its "Board of Review Notes on Appeal" and evidence in support of the assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). 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 has met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted three comparable sales for the Board's consideration. The board of review did not timely submit any evidence in support of the assessment of the subject property or to refute the appellant's argument as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code 1910.40(a) & 1910.69(a)).

The Board gave less weight to the appellant's sale #2 due to its sale occurring greater than 29 months prior to the subject's January 1, 2010 assessment date. The Board finds the remaining two sales submitted by the appellant are similar to the subject in size, style, age and features. The sales occurred in March and August 2009 for prices of \$975,000 and \$1,055,000 or \$182.51 and \$237.66 per square feet of living area including land. The subject's assessment reflects an estimated market value of \$1,387,019 or \$265.97 per square foot of living area including land, which is above the market values of the comparables. After making adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment 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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*J. R.*

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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: January 31, 2013

*Allen Castrovillari*

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 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 the subsequent year 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.

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.