



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

APPELLANT: Larry Grubart
DOCKET NO.: 13-00238.001-R-1
PARCEL NO.: 12-02-21-209-006-0000

The parties of record before the Property Tax Appeal Board are Larry Grubart, the appellant, by attorney Brian S. Maher of Weis, DuBrock, Doody & Maher, in Chicago, and the Will County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Will County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$10,300
IMPR.: \$44,200
TOTAL: \$54,500

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2013 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 dwelling of frame construction with 1,728 square feet of living area. The dwelling was constructed in 2000. The property has a 10,300 square foot site and is located in Bolingbrook, DuPage Township, Will County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted limited evidence disclosing the subject property was purchased on September 16, 2010 for a price of \$111,000. The only supportive documentation submitted by the appellant was a copy of the Settlement Statement reiterating the purchase date and price. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the Final Decision disclosing the total assessment for the subject of \$54,500. The subject's total assessment reflects an estimated market value of \$164,206 or \$95.03 per square foot of living area, including land, when using the 2013 three-year median level of assessment in Will County of 33.19% as determined by the Illinois Department of Revenue.

In response the board of review submitted a memorandum from the township assessor. As to the sale of the subject property, the assessor characterized the sale as "invalid" because the seller was a financial institution. A copy of the relevant PTAX-203 Illinois Real Estate Transfer Declaration also reflected that the property was advertised prior to the sale transaction.

In support of its contention of the correct assessment the board of review through the township assessor submitted the Will County Sales Ratio Study for the subject subdivision. The median sales price was reported to be \$175,000. The assessor's Exhibit B displays four sales of parcels that occurred between May and August 2012 for prices ranging from \$125,000 to \$182,000. The data does not indicate the size of these dwellings or any other characteristics for purposes of comparison or analysis of comparability.

Based on this evidence and argument, 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 Property Tax Appeal Board has given little weight to the subject's September 2010 purchase price of \$111,000 which occurred approximately 27 months prior to the assessment date at issue of January 1, 2013. The Board finds this purchase price is remote in time and thus less likely to be indicative of the subject's market value as of the assessment date at issue in this proceeding.

The Board finds the best evidence of market value in the record to be the four sales submitted by the board of review. These properties sold proximate in time to the assessment date at issue for prices ranging from \$125,000 to \$182,000. The subject's assessment reflects a market value of \$164,206, including land, which is within the range established by the best comparable sales in this record. Based on this record the Board finds the subject's assessment is reflective of market value and 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.

Chairman

K. L. Fan

Member

Klaus Albrecht

Member

Jerry White

Member

Acting Member

Robert Steffen

Acting 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: November 20, 2015

A. Proctor

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.