



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

APPELLANT: Alexandrov Lyubomir  
DOCKET NO.: 14-01168.001-R-1  
PARCEL NO.: 11-04-04-102-027-0000

The parties of record before the Property Tax Appeal Board are Alexandrov Lyubomir, the appellant; and the Will 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 **Will** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$13,300  
**IMPR.:** \$19,506  
**TOTAL:** \$32,806

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 2014 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 one-story frame dwelling that has 900 square feet of living area. The dwelling was built in 1967. The property features a 300 square foot attached garage. The subject has a 6,634 square foot site. The subject property is located in Lockport Township, Will County, Illinois.

The appellant appeared before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted four comparable sales located in the same neighborhood as the subject. The comparables consist of one-story dwellings of frame exterior construction that were built from 1967 to 1972. Each comparable has a one car attached garage. The dwellings contain 900 square feet of living area and are situated on sites that contain from 6,600 to 6,890 square feet of land area. The comparables sold from February 2012 to August 2013 for prices ranging from \$51,050 to \$58,000 or from \$56.72 to \$64.44 per square foot of living area including land. The appellant testified he utilized

comparable sales from the prior three years pursuant to rule. However, the appellant could not cite any rule to support this claim. Based on this evidence, the appellant requested a reduction in the subject's assessment.

Under cross-examination, the appellant acknowledged the seller of the comparables was a bank, but the sales were arm's-length transactions because they were listed for sale with a broker.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$32,806. The subject's assessment reflects an estimated market value of \$98,724 or \$109.69 per square foot of living area including land when applying the 2014 three-year average median level of assessment for Will County of 33.23%.

In support of the subject's assessment, the board of review submitted a four comparable sales located within the subject's neighborhood. The comparables consist of one-story dwellings of frame exterior construction that were built from 1967 to 1972. Each comparable has a 300 square foot attached garage. The dwellings contain 900 square feet of living area and are situated on sites that contain from 5,508 to 8,884 square feet of land area. The comparables sold from March to December of 2014 for prices ranging from \$105,000 to \$127,700 or from \$116.67 to \$141.89 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 failed to meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted eight comparable sales for the Board's consideration. The Board gave less weight to comparable sales #1, #2 and #4 submitted by the appellant. These properties sold in 2012, which are dated and less indicative of market as of the subject's January 1, 2014 assessment date. The Board finds the five remaining comparable sales are most similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold from August 2013 to December 2014 for prices ranging from \$58,000 to \$127,700 or from \$64.44 to \$141.89 per square foot of living area including land. Removing the high and low sale prices as they appear to be outliers, results in a tight range of sale prices from \$105,000 to \$115,500 or from \$116.67 to \$128.33 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$98,724 or \$109.69 per square foot of living area including land, which falls below the range of the most similar comparables contained in the record. After considering any necessary adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's assessment is supported. Therefore, no reduction in the subject's assessment is 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.



Chairman



Member



Member

Acting Member



Acting 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, 2017



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.