



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

APPELLANT: A. Baran & Joanna J. Stanislaw
DOCKET NO.: 14-01761.001-R-1
PARCEL NO.: 23-15-28-401-021-0000

The parties of record before the Property Tax Appeal Board are A. Baran & Joanna J. Stanislaw, the appellants, by attorney Brian P. Liston of the Law Offices of Liston & Tsantilis, P.C., in Chicago; 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: \$ 19,431
IMPR.: \$ 90,518
TOTAL: \$109,949

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 two-story dwelling of brick and frame exterior construction that has 3,212 square feet of living area. The dwelling was built in 1995. Features include a full basement, central air conditioning, two fireplaces and an 854 square foot three-car garage. The subject property is located in Crete Township, Will County, Illinois.

The appellants contend assessment inequity as the basis of the appeal. The subject's land assessment was not contested. In support of the inequity claim, the appellants submitted three assessment comparables located in the same neighborhood as the subject. The comparables consist of two-story dwellings of unknown exterior construction that were 12 to 20 years old. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 3,012 to 4,357 square feet of living area. The comparables have improvement assessments ranging from \$63,839 to \$103,511 or from \$21.19 to \$23.76 per square foot of

living area. Based on this evidence, the appellants requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$109,949. The subject property has an improvement assessment of \$90,518 or \$28.18 per square foot of living area. In support of the subject's assessment, the board of review submitted a grid analysis of four comparables located in close proximity to the subject. The comparables consist of two-story dwellings of brick or brick and frame exterior construction that were built from 1995 to 2005. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 3,112 to 4,100 square feet of living area. The comparables have improvement assessments ranging from \$88,460 to \$118,111 or from \$27.22 to \$29.21 per square foot of living area. The board of review also noted the subject property was listed or sale at \$449,000 whereas its assessment reflects an estimated market value of approximately of \$329,847. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayers argued assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellants did not meet this burden of proof.

The parties submitted seven assessment comparables for the Board's consideration. The Board gave less weight to comparable #2 and #3 submitted by the appellants and comparables #1 and #3 submitted by the board of review due to their larger dwelling size when compared to the subject. The Board finds the three remaining comparables are more similar when compared to the subject in location, design, age, dwelling size and features. These comparables have improvement assessments ranging from \$63,839 to \$101,655 or from \$21.19 to \$29.21 per square foot of living area. The subject property has an improvement assessment of \$90,518 or \$28.18 per square foot of living area, which falls within the range established by the most similar assessment comparables contained in the record. After considering any necessary adjustments to the comparables for differences to the subject, the Board finds the subject's improvement assessment is supported and no reduction 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

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: March 24, 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.