



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

APPELLANT: Luis & Carletta Galvan
DOCKET NO.: 15-00533.001-R-1
PARCEL NO.: 18-13-24-201-013-0000

The parties of record before the Property Tax Appeal Board are Luis and Carletta Galvan, the appellants, by attorney William I. Sandrick of the Sandrick Law Firm LLC in South Holland; 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: \$29,935
IMPR.: \$105,243
TOTAL: \$135,178

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 2015 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 exterior construction. The dwelling was constructed in 2001 and is approximately 14 years old. Features of the home include a full finished basement, central air conditioning, one fireplace and a three-car attached garage. The property is located in Monee, Green Garden Township, Will 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 \$320,000 as of January 1, 2014. The appraisal was prepared by Eric Sladcik, a state certified general real estate appraiser. In estimating the market value of the subject property Sladcik developed the sales comparison approach to value and the cost approach to value. The appraiser described the subject property as having 3,885 square feet of living area.

In developing the cost approach to value the appraiser estimated the subject had a site value of \$40,000. The reproduction cost new was estimated to be \$553,260 using the Marshall and Swift Cost service as well as the appraiser's experience. Physical depreciation was estimated to be \$107,082 and external obsolescence was estimated to be \$165,978 resulting in total depreciation of \$273,060. Deducting depreciation from the cost new resulted in a depreciated cost of the improvements to be \$280,200. The appraiser also estimated the subject's site improvements had a value of \$20,000. Adding the various components resulted in an estimated value under the cost approach of \$340,200.

Under the sales comparison approach the appraiser used three comparable sales improved with two-story dwellings that are described as ranging in size from 3,400 to 4,500 square feet of living area. The dwellings were either 11 or 14 years old. Each comparable has a basement with one being finished, central air conditioning, one or two fireplaces and a three-car garage. The sales occurred from August 2012 to March 2014 for prices ranging from \$295,000 to \$335,000 or from \$74.44 to \$95.59 per square foot of living area, including land. The appraiser made adjustments to the comparables for differences from the subject to arrive at adjusted prices ranging from \$308,050 to \$341,900. The appraiser estimated the subject property had an indicated market value under the sales comparison approach of \$320,000.

In reconciling the two approaches to value the appraiser gave most weight to the sales comparison approach to value and estimated the subject property had a market value of \$320,000 as of January 1, 2014.

Based on this evidence the appellants requested the subject's assessment be reduced to \$106,656.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$135,178. The subject's assessment reflects a market value of \$406,550 when using the 2015 three year average median level of assessment for Will County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales identified by the township assessor. The assessor provided copies of the property record card for the subject property and each of the comparable sales. The assessor indicated the subject dwelling had 4,716 square feet of living area, which was supported by the schematic diagram and calculations contained on the property record card. The three comparables were improved with two-story or multi-level dwellings that ranged in size from 3,048 to 3,753 square feet of living area. The dwellings were constructed in 2002 and 2004. Each comparable has a basement, central air conditioning, a fireplace and a garage ranging in size from 748 to 897 square feet of building area. The sales occurred from August 2012 to October 2013 for prices ranging from \$295,000 to \$385,000 or from \$78.60 to \$110.89 per square foot of living area, including land. Sales #1 and #2 were the same properties as appellants' appraisal comparable sales #2 and #3, respectively. The assessor reported sales #1 and #2 had 3,048 and 3,472 square feet of living area, respectively, which were supported by the property record cards.

The board of review requested no change be made to the subject's assessment.

Conclusion of Law

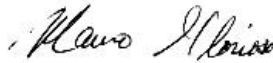
The appellants contend the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist 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 evidence in the record does not support a reduction in the subject's assessment.

The first issue before the Property Tax Appeal Board is determining the correct dwelling size for the subject property. The Board finds the best evidence of size in this record is contained on the copy of the subject's property record card provided by the board of review indicating the home has 4,716 square feet of living area. The appellants' appraisal indicated the subject property had 3,885 square feet of living area, however, there was no schematic drawing of the dwelling contained in the report to provide support for the estimate of size. Based on the subject having 4,716 square feet of living area, the subject's assessment reflects a market value of \$406,550 or \$86.21 per square foot of living area, including land, when using the 2015 three year average median level of assessment for Will County of 33.25% as determined by the Illinois Department of Revenue.

Similarly, the Property Tax Appeal Board finds the best evidence of size for appraisal comparable sales #2 and #3 was contained on copies of the property record cards provided by the board of review.

The Board finds the best evidence of market value to be appellants' appraisal comparable sale #1 and #2, which was also comparable sale #1 provided by the board of review, and board of review sale #3. These three properties were most similar to the subject in size ranging from 3,400 to 3,753 square feet of living area. These properties sold from November 2012 to March 2014 for prices ranging from \$295,000 to \$385,000 or from \$78.60 and \$110.89 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$406,550 or \$86.21 per square foot of living area, including land, which is within the range established by the best comparable sales in the record on a square foot basis. Less weight was given the remaining sale due to differences from the subject in size. The Board gave less weight to the conclusion of value contained in the appellants' appraisal due to the fact the appraiser understated the subject's dwelling size based on the evidence provided by the board of review. In conclusion the Property Tax Appeal Board finds no 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.



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.