



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

APPELLANT: Sokolov Andrey V
DOCKET NO.: 16-00859.001-R-1
PARCEL NO.: 12-02-07-311-017-0000

The parties of record before the Property Tax Appeal Board are Sokolov Andrey V, the appellant, by attorney Michael R. Davies, of Ryan Law LLP 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: \$26,100
IMPR.: \$78,400
TOTAL: \$104,500

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 2016 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 part brick and vinyl exterior construction with 2,516 square feet of living area. The dwelling was constructed in 2003. Features of the home include a look-out basement, central air conditioning, a fireplace and a three-car garage. The property has a 10,950 square foot site and is located in Bolingbrook, DuPage Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales. The comparables are improved with two-story dwellings that range in size from 2,267 to 2,594 square feet of living area and were built in 2003. One comparable has central air conditioning, three comparables have a fireplace and one comparable has a two-car garage. The comparables have sites that range in size from 10,502 to 12,018 square feet of land area. The comparables sold from January 2016 to March

2016 for prices ranging from \$230,000 to \$340,000 or from \$93.18 to \$133.33 per square foot of living area, land included. The appellant requested that the assessment be reduced to \$101,180.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$104,500. The subject's assessment reflects a market value of \$314,191 or \$124.88 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Will County of 33.26% as determined by the Illinois Department of Revenue. In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 1.08 miles and in the same subdivision as the subject. One comparable was also utilized by the appellant. The comparables are improved with two-story dwellings of part brick and vinyl exterior construction that range in size from 2,550 to 2,894 square feet of living area. The dwellings were built from 2003 to 2005 with features that include three full basements and one lookout basement, central air conditioning, a fireplace and a two-car or three-car garage. One comparable has an in-ground swimming pool. These properties sold from June 2015 to February 2016 for prices ranging from \$313,500 to \$365,000 or from \$113.34 to \$133.33 per square foot of living area, land included. The board of review requests that the assessment be confirmed.

The board of review responded to the appellant's evidence. The appellant's comparables #3 and #4 are located in a different subdivision which is subject to an SSA (Special Service Assessment) that can add up to \$1,800 in an added tax.

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 parties submitted seven comparable sales for the Board's consideration. The appellant's comparable #1 is the board of review's comparable #2. The Board gave less weight to the appellant's comparables #3 and #4 due to their location being in a different subdivision and subject to an SSA when compared to the subject. The Board finds the best evidence of market value in the record to be the remaining comparable sales submitted by both parties. These comparables were similar to the subject in location, style, dwelling size, construction, age and features. These properties also sold proximate in time to the assessment date at issue. The comparables sold from June 2015 to February 2016 for prices ranging from \$283,200 to \$365,000 or from \$109.18 to \$133.33 per square foot of living area, land included. The subject's assessment reflects a market value of \$314,191 or \$124.88 including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

Chairman



Member



Member

Member



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: January 21, 2020



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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