



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

APPELLANT: Suresh Ganesan
DOCKET NO.: 16-01158.001-R-1
PARCEL NO.: 07-01-11-112-010-0000

The parties of record before the Property Tax Appeal Board are Suresh Ganesan, the appellant, by attorney Jessica Hill-Magiera in Lake Zurich; 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: \$46,218
IMPR.: \$110,367
TOTAL: \$156,585

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 is improved with a two-story dwelling of frame construction with 3,175 square feet of living area. The dwelling was constructed in 1990. Features of the home include a full finished basement, central air conditioning, one fireplace and a two-car attached garage with 446 square feet of building area. The property has a 14,168 square foot site and is located in the Ashbury Subdivision, Naperville, Wheatland Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight comparable sales improved with two-story dwellings that range in size from 3,007 to 3,200 square feet of living area. The homes were constructed from 1991 to 1997. Each property is located in the same subdivision as the subject property. Features for each comparable include a basement, central air conditioning, one fireplace and a garage ranging in size from 400 to 657 square feet of building area. These properties sold from June 2015 to June 2016 for prices ranging from \$370,000 to \$436,000 or from \$120.60 to

\$142.34 per square foot of living area, including land. The appellant's analysis included adjustments to the comparables for differences from the subject property to arrive at an "equalized sale price" for each comparable that ranged from \$367,237 to \$434,501. Based on this submission the appellant requested the subject's assessment be reduced to \$140,493 to reflect a market value of \$421,521.

The board of review submitted its "Board of Review Notes on Appeal" disclosing it had lowered the total assessment of the subject property from \$165,065 to \$156,585. The subject's total assessment of \$156,585 reflects a market value of \$470,791 or \$148.28 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 provided by the Wheatland Township Assessor's Office. The assessor's office provided a list of 33 sales from the Ashbury Subdivision improved with dwellings that were +/- 100 square feet of living area of the subject dwelling that occurred from 2014 to 2017 with an average sales price of \$471,749. Of the 33 sales, the assessor's office reported 24 sales occurred from 2015 through 2017 for an average price of \$478,354; 29 sales occurred from 2014 through 2016 for an average price of \$474,577; and 20 sales occurred in 2015 and 2016 for an average price of \$483,775.

To further support the assessment the assessor's office selected five comparables located in the subject's subdivision that sold from August 2015 to August 2016. The comparables are improved with two-story dwellings of frame construction that range in size from 3,092 to 3,266 square feet of living area. The dwellings were built from 1993 to 1996. Each property has a basement with four having finished area, central air conditioning, one fireplace and an attached garage that range in size from 461 to 730 square feet of building area. These properties sold for prices ranging from \$479,000 to \$540,000 or from \$148.35 to \$167.65 per square foot of living area, including land. To document the features the board of review submitted copies of the property record cards for the subject property and the five comparables.

Based on this evidence the board of review requested no change be made to the subject's assessment.

In rebuttal, appellant's counsel contends that using the eight sales provided by the appellant and the five sales provided by the board of review, demonstrate the subject property is overvalued and the subject's assessment should be reduced to \$147,400.

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 13 sales to support their respective positions. The Board finds the best evidence to be board of review comparables sales #1 through #4 as these properties were similar to the subject in size and each has a finished basement like the subject property. These four properties sold from May 2016 to August 2016 for prices ranging from \$479,000 to \$516,500 of from \$148.35 to \$167.04 per square foot of living area, land included. The subject's assessment reflects a market value of \$470,791 or \$148.28 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Less weight was given board of review sale #5 as the dwelling lacks a finished basement. Less weight was given the sales provided by the appellant as the record does not indicate these homes have a finished basement as does the subject dwelling. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct.

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: August 20, 2019



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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