



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

APPELLANT: Bhisham Sant
DOCKET NO.: 17-01433.001-R-1
PARCEL NO.: 12-02-19-310-013-0000

The parties of record before the Property Tax Appeal Board are Bhisham Sant, the appellant, by attorney Nora Devine, of Steven B. Pearlman & Associates 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: \$12,711
IMPR.: \$79,628
TOTAL: \$92,339

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 2017 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 2-story dwelling of frame with vinyl siding exterior construction with 2,250 square feet of living area. The dwelling was constructed in 2002. Features of the home include a partial basement, central air conditioning, a fireplace and a 2-car garage containing 390 square feet of building area. The property has a 7,123 square foot site and is located in Bolingbrook, DuPage Township, Will County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation claim, the appellant submitted a grid analysis of five sales comparables located from 0.5 of a mile to 2.1 miles from the subject property. The comparables consist of 2-story frame or brick and frame dwellings ranging in size from 2,168 to 2,218 square feet of living area that were built between 1992 and 2004. The comparables feature full or partial basements, one with finished area, central air conditioning and

garages that range in size from 385 to 414 square feet of building area. Two comparables feature fireplaces. The appellant reported the comparables sold from November 2015 to March 2016 for prices ranging from \$175,000 to \$185,000 or from \$80.72 to \$84.05 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$61,884, which reflects a market value of \$185,652 or \$82.51 per square foot of living area including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$92,339. The subject's assessment reflects a market value of \$277,128 or \$123.17 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Will County of 33.32% as determined by the Illinois Department of Revenue.

With respect to the appellant's evidence, the board of review claims four of the appellant's comparables are invalid sales in that they were foreclosures. The board of review also disclosed two of the appellant's comparables sold twice during the three-year period. Appellant's comparable #2 also sold in November 2016 for \$237,500 or \$107.86 per square foot of living area including land, and comparable #5 also sold in March 2016 for \$259,900 or \$119.22 per square foot of living area including land.

In support of its contention of the correct assessment, the board of review submitted information on four sales comparables. The comparables consist of 2-story dwellings of frame or brick and frame exterior construction located within 0.29 of a mile from the subject property. The dwellings were built from 1999 to 2001 and contain approximately 2,250 square feet of living area. The comparables feature full or partial basements, one with finished area, central air conditioning and 2-car garages. Three comparables have fireplaces. The comparables sold from May 2015 to July 2017 for prices ranging from \$272,500 to \$315,000 or from \$121.11 to \$142.99 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 contended 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.

The record contains nine comparable sales for the Board's consideration. Initially, the Board accepts the board of review argument that the more recent sales of appellant's comparables #2 and #5 should be given more weight than the earlier sales of those comparables. The Board gives less weight to the appellant's comparables #1, #2, #3 and #4, to board of review comparable #2, and to the November 2015 sale of appellant's comparable #5 based on locations and/or sale dates in 2015 which are somewhat dated and less likely to be indicative of the subject's market value as of the subject's January 1, 2017 assessment date. The Board gives more weight to the March 2016 sale of appellant's comparable #5 and to board of review

comparables #1, #3 and #4. These comparables are most similar to the subject in exterior construction, design, age, dwelling size, site size, location and several features. They sold proximate in time to the subject's assessment date for prices ranging from \$259,900 to \$315,000 or from \$119.22 to \$142.99 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$277,128 or \$123.17 per square foot of living area including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its 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. 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



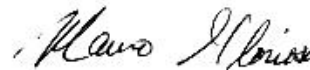
Member

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: April 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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