



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

APPELLANT: Tarek Bages
DOCKET NO.: 17-01637.001-R-1
PARCEL NO.: 16-05-14-204-027-0000

The parties of record before the Property Tax Appeal Board are Tarek Bages, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$15,277
IMPR.: \$67,621
TOTAL: \$82,898

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 split-level single-family dwelling of brick and vinyl-siding exterior with 1,557 square feet of above-ground living area. The dwelling was constructed in 1986. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 499-square foot garage. The property has a 20,115-square foot site and is located in Homer Glen, Homer Township, Will County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant disclosed in Section IV – Recent Sale Data of the appeal petition that the property was purchased from Madhav Apte in November 2015 for a price of \$227,000. The appeal petition depicts the sale did not involve family or related parties, the property was sold by a realtor and it was advertised through the Multiple Listing Service (MLS) for 103 days. The appellant's evidence also included a copy of the MLS sheet for the subject property, a copy of the settlement

statement associated with the sale of the subject, a copy of the warranty deed and a narrative brief prepared by the appellant's attorney. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$75,659.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$82,898. The subject's assessment reflects a market value of \$248,794 or \$159.79 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.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located within .24 of a mile from the subject property and in the same neighborhood code as the subject property as assigned by the local assessor. The comparables are improved with split-level single-family dwellings of brick and vinyl-siding exterior each containing 1,557 square feet of above-ground living area. The dwellings were constructed from 1983 to 1987. Three comparables have a full unfinished basement and one dwelling was built on a crawl space foundation as depicted on the property record card. Each comparable has central air-conditioning, one fireplace and a garage containing 498 or 499 square feet of building area. The comparables have sites ranging in size from 9,561 to 15,904 square feet of land area. The sale of the properties occurred from October 2015 to September 2016 for prices ranging from \$255,500 to \$290,000 or from \$164.10 to \$186.26 per square foot of living area, including land. The board of review submitted photographs depicting the subject's exterior, property record cards for the subject as well as its comparables, and a narrative brief prepared by the township assessor in support of the subject's assessment. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 Board finds the best evidence of market value in the record to be comparable sales #1 and #2 submitted by the board of review. These comparables were virtually identical to the subject in design, construction, age, dwelling size and features, in addition to being proximate in location to the subject property. These properties sold in August and September 2016 which is proximate in time to the subject's January 1, 2017 assessment date. The comparables sold for prices of \$268,000 and \$290,000 or \$172.13 and \$186.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$248,794 or \$159.79 per square foot of living area, including land, which is supported by the best comparable sales in this record, particularly given the subject's larger land area and slightly newer age. Although the subject's sale appears to meet all the elements of an arm's-length transaction, the Board gave less weight to the subject's sale, (along with board of review comparable sale #3), based on these sales in October and November 2015 being less proximate in time to the January 1, 2017 assessment date at issue

and, therefore, are less likely to reflect subject's market value as of the assessment date. The Board also gave less weight to board of review comparable sale #4 due to its inferior crawl-space foundation compared to the subject which has a basement. After considering adjustments to the comparables for differences when compared to the subject property, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued. Therefore, the Board finds that the subject's estimated market value as reflected by its assessment is supported by the evidence in this record and, 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



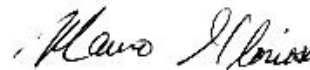
Member

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Tarek Bages, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Will County Board of Review
Will County Office Building
302 N. Chicago Street
Joliet, IL 60432