



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

APPELLANT: Bhisham Sant
DOCKET NO.: 18-01700.001-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 Chris D. Sarris, 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: \$13,410
IMPR.: \$84,008
TOTAL: \$97,418

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 2018 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 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 390 square foot garage. The property has a 7,123 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 five comparable sales located within 2.10 of a mile from the subject property and where four of the comparable sales are located in a different neighborhood code than the subject. The comparables have sites that range in size from approximately 7,400 to 10,756 square feet of land area. No site size provided for comparable #4. The sites are improved with two-story dwellings of vinyl siding, vinyl siding and brick, or aluminum, vinyl

siding and brick exterior construction that range in size from 2,168 to 2,218 square feet of living area. The homes were built from 1992 to 2004. Each comparable has a full or partial basement, one with finished area, central air conditioning and a garage ranging in size from 385 to 414 square feet of building area. Two of the comparables each have one fireplace. 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, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$61,876.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$97,418. The subject's assessment reflects a market value of \$292,459 or \$129.98 per square foot of living area, land included, when using the 2018 three year average median level of assessment for Will County of 33.31% as determined by the Illinois Department of Revenue.

The board of review submitted comments noting that two of the appellant's comparable properties had valid sales that occurred closer in time to the January 1, 2018 assessment date at issue in this appeal. In addition, they stated one of the comparables is located in a subdivision with a special service district which has an added tax burden that translates to into lower sale prices in that subdivision.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within 0.29 of a mile from the subject property and where each comparable is located in the subject's neighborhood code. The comparables have sites that range in size from 7,200 to 9,375 square feet of land area and are improved with two-story dwellings of vinyl siding exterior construction that have 2,250 or 2,251 square feet of living area. The homes were built from 1999 to 2002. Each comparable has a full or partial basement, central air conditioning and a two-car garage. Two of the comparables each have one fireplace. The comparables sold from May 2016 to October 2018 for prices ranging from \$281,500 to \$315,000 or from \$125.11 to \$142.99 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 this burden of proof was not met and a reduction in the subject's assessment is not warranted.

The parties submitted nine comparables for the Board's consideration. The Board gave less weight to the appellant's comparable sales along with board of review comparable #1 due to sale dates in 2015 or 2016 which are dated and less likely to be indicative of fair market value as of the subject's January 1, 2018 assessment date. The Board finds the best evidence of market value to be board of review comparable sales #2, #3 and #4 which are similar to the subject in location, age, design, dwelling size, site size, features and sold more proximate in time to the subject's assessment date at issue in this appeal. These comparables sold from June 2017 to

October 2018 for prices ranging from \$297,000 to \$315,000 or for \$132.00 to \$142.99 per square foot of living area, including land. The subject's assessment reflects a market value of \$292,459 or \$129.98 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. A value for the subject below the range of the best comparables is appropriate given the subject's partial basement compared full basements present in the best comparables. After considering adjustments to the comparables for differences with the subject, 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: November 17, 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

Bhisham Sant, by attorney:
Chris D. Sarris
Steven B. Pearlman & Associates
350 West Hubbard Street
Suite 630
Chicago, IL 60654

COUNTY

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