



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

APPELLANT: Gerald N. Polykandriotis
DOCKET NO.: 18-02986.001-R-1
PARCEL NO.: 30-07-04-330-016-0000

The parties of record before the Property Tax Appeal Board are Gerald N. Polykandriotis, the appellant, by Jessica Hill-Magiera, Attorney at Law 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 a reduction 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: \$9,359
IMPR.: \$15,641
TOTAL: \$25,000

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 multi-family dwelling of frame exterior construction with 1,656 square feet of living area. The dwelling was constructed in 1908. Features of the home include an unfinished basement and two apartments. The property has a 6,534 square foot site and is located in Joliet, Joliet 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 from .38 of a mile to 1.46 miles from the subject property, one of which is within the subject's subdivision.¹ The comparables have sites ranging in size from 3,049 to 4,791 square feet of land area. The comparables are improved with a two-story single-family dwelling and four, two-story multi-

¹ The descriptive information for the appellant's comparables was derived from the appellant's and the board of review submissions.

family dwellings of frame exterior construction ranging in size from 1,461 to 1,894 square feet of living area. Each comparable features an unfinished basement. Two comparables have two apartments and two comparables have central air conditioning. The comparables sold from February 2017 to April 2018 for prices ranging from \$28,750 to \$70,000 or from \$16.64 to \$37.44 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$20,298 reflecting a market value of approximately \$60,900 or \$36.78 per square foot of living area including land, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$36,297. The subject's assessment reflects a market value of \$108,967 or \$65.80 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.

In response to the appeal, the board of review submitted a letter from the Joliet Township Assessor, along with property record cards and a grid analysis with additional descriptive details of the subject and the appellant's comparables. The assessor argued that none of the appellant's comparables are located in the subject neighborhood. The property record cards disclosed the appellant's comparable #2 was not advertised for sale with the transfer of ownership by a Quit Claim Deed and comparable #3 sold at auction with the transfer of ownership by a Sheriff's Deed, which was unrefuted by the appellant.

In support of its contention of the correct assessment, the board of review through the township assessor submitted property record cards and a grid analysis of the subject and three comparable sales located in the subject's neighborhood. The comparables have sites that contain 5,227 or 6,621 square feet of land area. The comparables are improved with a two-story duplex and two, two-story single-family dwellings of frame or frame and masonry exterior construction ranging in size from 1,606 to 2,372 square feet of living area. Each comparable has an unfinished basement. The duplex has two apartments. The single-family dwellings each have central air conditioning and a garage containing 432 or 656 square feet of building area. The comparables sold from January 2017 to November 2018 for prices ranging from \$127,000 to \$181,000 or from \$73.78 to \$85.70 per square foot of living area, land included.²

Also submitted by the board of review was a map depicting the location of the comparables submitted by both parties relative to the subject's location.

Based on this evidence, the board of review requested no change in the subject's assessment.

In written rebuttal, counsel for the appellant critiqued the comparables submitted by the board of review. Counsel argued that board of review comparable #1 is a duplex and is 43% larger than the subject; comparable #2 is a single-family residence with a garage; and comparable #3 is a single-family residence that is 27% larger than the subject and has a garage. In a rebuttal grid analysis, counsel reiterated that the appellant's comparables #1, #2, #3 and #4 are the best comparable sales in the record and contended the subject's assessment should be reduced.

² Board of review comparable #2 property record card disclosed this property was not advertised for sale.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eight suggested comparable sales for the Board's consideration. The Board finds neither party submitted comparables that were particularly similar to the subject due to significant differences in location, dwelling size, design, age and/or features. Nonetheless, the Board gave less weight to the appellant's comparables #2 and #3 as these properties were either not advertised for sale or the sale was at auction and ownership transferred by a Sheriff's Deed, which calls into question the arms-length nature of the transactions. The Board also gave less weight to the appellant's comparable #5 due to its dissimilar single-family design when compared to the subject's multi-family design. The Board gave reduced weight to board of review comparables #1, #2 and #3 which differ from the subject in dwelling size, design and/or has a garage.

The Board finds, on this limited record, the best evidence of market value to be the appellant's comparable sales #1 and #4. Though these two comparables are located more than one mile from the subject, they are relatively similar to the subject in dwelling size, design, age and features. The properties sold in April 2018 and September 2017 for prices of \$62,000 and \$70,000 or for \$37.44 and \$36.96 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$108,967 or \$65.80 per square foot of living area, land included, which is above the best comparable sales in this record both in terms of overall value and on a square foot basis which does not appear to be justified after considering adjustments to these comparables for differences when compared to the subject. Based on this record, the Board finds a 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



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 19, 2021



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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