



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

APPELLANT: Gregory Chodil
DOCKET NO.: 19-00380.001-R-1
PARCEL NO.: 05-06-09-313-027-0000

The parties of record before the Property Tax Appeal Board are Gregory Chodil, the appellant; 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: \$14,550
IMPR.: \$61,200
TOTAL: \$75,750

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 2019 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 part 2-story and part 1-story dwelling of frame and brick construction with 2,051 square feet of living area. The dwelling was constructed in 1980. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and an attached 460 square foot garage. The property has a 10,100 square foot site and is located in Shorewood, Troy Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales, two of which are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 10,073 to 12,278 square feet of land area that are improved with part 2-story and part 1-story or 2-story dwellings of frame construction containing from 1,909 to 2,308 square feet of living area. The homes were built between 1974 and 1980 and have basements, three of which have finished area. Other features include central air conditioning, a fireplace and garages ranging in size from 420

to 567 square feet of building area. The comparables sold from August 2016 to November 2018 for prices ranging from \$184,400 to \$224,500 or from \$83.29 to \$104.71 per square foot of living area, including land. Based on this evidence the appellant requested that the subject's total assessment be reduced to \$65,100.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$75,750. The subject's assessment reflects a market value of \$227,000 or \$110.68 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Will County of 33.37% 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 that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 9,997 to 19,624 square feet of land area that are improved with part 2-story and part 1-story or 2-story dwellings of frame construction containing from 2,001 to 2,613 square feet of living area. The homes were built between 1983 and 1987 and have basements, three of which have finished area. Other features include central air conditioning, a fireplace and garages ranging in size from 441 to 512 square feet of building area. Comparable #2 has a 741 square foot inground swimming pool. The comparables sold from July 2017 to July 2019 for prices ranging from \$236,900 to \$270,000 or from \$100.27 to \$130.06 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

The appellant submitted rebuttal critiquing the board of review's submission.

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 a total of 10 comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sales #1, #2 and #3, as well as the board of review's comparable sales #2 and #3, due to their sale dates occurring greater than 16 months prior to the January 1, 2019 assessment date at issue. The Board finds the parties' remaining comparables were similar to the subject in style, size and features. These comparables also sold proximate in time to the January 1, 2019 assessment date at issue. The best sales occurred from March 2018 to July 2019 for prices ranging from \$205,000 to \$254,900 or from \$96.65 to \$118.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$227,000 or \$110.68 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's assessment is supported. Based on this evidence 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: August 24, 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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