



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

APPELLANT: Samuel Vartanian
DOCKET NO.: 19-00420.001-R-1
PARCEL NO.: 19-09-19-405-010-0000

The parties of record before the Property Tax Appeal Board are Samuel Vartanian, the appellant, by attorney Kristin Kladis, of Kladis Law, PC 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: \$17,461
IMPR.: \$136,314
TOTAL: \$153,775

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 one-story dwelling of brick exterior construction with 2,838 square feet of living area. The dwelling was constructed in 2013. Features of the home include a 2,838 square foot basement, central air conditioning, a fireplace and a 722 square foot garage.¹ The property has a 12,600 square foot site and is located in Mokena, Frankfort Township, Will County.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables that are located within the same neighborhood code as the subject. The comparables are one-story dwellings of brick exterior construction that range in size from 2,814 to 3,188 square feet of living area. The homes are either 11 or 12 years old and have other

¹ The board of review reports the subject has an unfinished basement; however, the Board finds the appellant failed to disclose whether the subject has finished basement area in Section III-Description of Property on the appeal form.

features with varying degrees of similarity to the subject. The comparables have improvement assessments ranging from \$119,802 to \$135,725 or \$42.57 per square foot of living area.

Based on this evidence the appellant requested that the subject's total assessment be reduced to \$139,495.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$153,775. The subject property has an improvement assessment of \$136,314 or \$48.03 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables that are located within the same neighborhood code as the subject. The comparables are one-story dwellings of brick exterior construction that range in size from 2,682 to 2,812 square feet of living area. The homes are 5 years old and have other features with varying degrees of similarity to the subject. The comparables have improvement assessments ranging from \$128,821 to \$135,065 or either \$48.03 per square foot of living area.

Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends improvement assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 eight comparable properties for the Board's consideration. The Board finds all of the comparables submitted are similar to the subject in location, style and some features. However, the appellant's comparables are older than the subject and the board of review's comparables are smaller than the subject. Nevertheless, the parties' comparables have improvement assessments ranging from \$119,802 to \$135,725 or \$42.57 or \$48.03 per square foot of living area. The subject's improvement assessment of \$136,314 or \$48.03 per square foot of living area falls slightly above the improvement assessments of the parties' comparables on a total improvement assessment basis but between the assessments on a per square foot basis. However, after considering adjustments to the parties' comparables for differences when compared to the subject, the Board finds the subject's slightly higher total improvement assessment is justified. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is not 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: 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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