



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

APPELLANT: Patricia Lambrecht
DOCKET NO.: 19-00430.001-R-1 through 19-00430.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Patricia Lambrecht, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-00430.001-R-1	16-05-17-202-004-0000	50,680	0	\$50,680
19-00430.002-R-1	16-05-17-202-006-0000	101,990	358,055	\$460,045

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 two-story dwelling with cedar and stone exterior construction containing 8,886 square feet of living area. The dwelling was constructed in 1990. Features of the home include a 4,294 square foot basement, that is 80% finished with an outside entrance, central air conditioning, five fireplaces, an inground swimming pool, a tennis court, a 2-car garage and a 3-car garage. The garages total 2,656 square feet of building area. The property has a 321,486 square foot site and is located in Homer Glen, Homer Township, Will County.¹

¹ The Board finds the subject's basement is 80% finished, the subject has five fireplaces and the subject's site contains 321,486 square feet of land area based on photographs within the appellant's appraisal and the appellant's appraisers' acknowledgment that an interior and exterior inspection of the subject was performed.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$1,400,000 as of January 1, 2019.

The appellant's appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject property. The appellant's appraisers selected four suggested comparable properties that are located from 1.75 to 4.63 miles from the subject. The comparables have sites ranging in size from 49,223 to 392,000 square feet of land area that are improved with two-story dwellings that range in size from 4,372 to 7,700 square feet of living area. The comparables were built between 1999 and 2019 and have full basements, two of which have finished area. Other features include central air conditioning, from two to six fireplaces and either a 3-car or a 4-car garage. Comparable #2 also has an inground swimming pool. Three comparables sold from October 2017 to December 2018 for prices ranging from \$1,079,000 to \$1,325,000 or from \$166.14 to \$246.80 per square foot of living area, including land. Comparable #4 is a listing being offered for \$2,200,000 or \$285.71 per square foot of living area, including land.

Based on this evidence the appellant requested that the subject's total assessment be reduced to \$466,620.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$510,725. The subject's assessment reflects a market value of \$1,530,491 or \$172.24 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 from .17 to 2.28 miles from the subject. The comparables have sites ranging in size from 66,933 to 200,137 square feet of land area that are improved with two-story dwellings that range in size from 5,122 to 6,696 square feet of living area. The comparables were built between 1992 and 2003. The comparables have basements ranging in size from 2,941 to 4,926 square feet of building area. Other features include central air conditioning, from one to three fireplaces and garages ranging in size from 758 to 3,266 square feet of building area. Comparables #1 and #4 also have inground swimming pools. The comparables sold from June 2016 to September 2018 for prices ranging from \$752,900 to \$1,800,000 or from \$146.99 to \$277.26 per square foot of living area, including land.

The board of review submitted a letter critiquing the appellant's appraisal. The letter discloses that the subject is located in a gated community, unlike all of the properties selected by the appellant's appraisers. However, the board of review used two comparables from the subject's gated subdivision and another comparable from a gated community. In addition, the appraisers reported that appraisal comparable #3 sold in December 2018, however, the sale actually took place in June 2015. The board of review submitted the PTAX-203 Illinois Real Estate Transfer Declaration for the sale disclosing the property sold in June 2015 for \$1,162,500. The board of review also argues that appraisal comparable #4 has 8,411 square foot of living area and not 7,700 square feet of living area as reported within the appraisal. The board of review submitted a verified sketch of the comparable in support.

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

Under rebuttal, the appellant's attorney submitted a letter critiquing the board of review's submission. The attorney argues that assessor comparable #2 is superior to the subject, because it was built in 2003, and both comparables #2 and #3's sale prices per square foot support a reduction in the subject's estimated market value. To refute the board of review's claim regarding appraisal comparable #3's 2015 sale date, the attorney submitted an MLS listing of the property reporting a December 8, 2016 sale date. As to appraisal comparable #4's dwelling size, the attorney again submitted an MLS listing of that property reporting an approximate size of 7,700 square feet of living area.

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.

As an initial matter regarding the appellant's appraisal, the Board gives less weight to the value conclusion and the comparables' raw sales data due to the appraisers use of properties that are not located in a gated community, when the board of review submitted properties that are located in gated communities. The Board also finds that the appellant's attorney's argument that the board of review's comparable #2 is superior to the subject due to its 2003 build date, when compared to the subject's 1990 build date, is disingenuous due to the appraisal's use of properties that were built in 1999, 2005, 2009 and 2019. Furthermore, the Board finds the best evidence of the sale date for appraisal comparable #3 is the PTAX-203 Illinois Real Estate Transfer Declaration for the sale disclosing the property sold in June 2015 for \$1,162,500, which was submitted by the board of review. Similarly, the Board finds the best evidence of the dwelling size of appraisal comparable #4 is the verified sketch of the comparable, submitted by the board of review, calculating a dwelling size of 8,411 square foot of living area.

The Board finds the best evidence of market value to be the board of review's comparable sales. These comparables were most similar to the subject in location, style, size age and most features. However, the best comparables have significantly smaller sites and they all have smaller dwellings, when compared to the subject. Nevertheless, the best comparables sold from June 2016 to September 2018 for prices ranging from \$752,900 to \$1,800,000 or from \$146.99 to \$277.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,530,491 or \$172.24 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their smaller sites and dwellings, the Board finds the subject's estimated market value as reflected by its assessment is well justified. Based on the evidence in this record, the Board finds 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

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