



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

APPELLANT: George Krass
DOCKET NO.: 20-06569.001-R-1
PARCEL NO.: 07-01-34-303-030-0000

The parties of record before the Property Tax Appeal Board are George Krass, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher 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: \$33,956
IMPR.: \$150,397
TOTAL: \$184,353

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 2020 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 1-story dwelling of frame exterior construction with 3,333 square feet of living area. The dwelling was constructed in 1995. Features of the home include a basement, central air conditioning, a fireplace,¹ a 4-car garage, and an inground swimming pool. The property has a 95,810 square foot site and is located in Plainfield, Wheatland Township, Will County.

The appellant contends assessment inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within the same neighborhood as the subject. The comparables are improved with 1-story homes of frame exterior construction ranging in size from 2,253 to 3,332

¹ Additional details regarding the subject not reported by the appellant are found in the subject's property record card presented by the board of review.

square feet of living area. The dwellings were built from 1989 to 1995. Each home has a basement, one of which has finished area, central air conditioning, and from a 2-car to a 4-car garage. The comparables have improvement assessments ranging from \$93,516 to \$141,230 or from \$36.87 to \$43.65 per square foot of living area.

Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$184,353. The subject property has an improvement assessment of \$150,397 or \$45.12 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on one equity comparable located within the same neighborhood as the subject. The comparable is improved with a 1-story home of frame exterior construction with 2,901 square feet of living area. The dwelling was built in 1999 and features a basement, central air conditioning, a 4-car garage, and an inground swimming pool. This comparable has an improvement assessment of \$144,359 or \$49.76 per square foot of living area.

The board of review submitted a letter from the township assessor's office contending that the appellant's comparables differ from the subject in dwelling size. The board of review asserted the subject is the largest home of thirteen 1-story homes in the subdivision with only one of these other homes having an inground swimming pool like the subject.

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

Conclusion of Law

The appellant contends 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 record contains a total of five equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3, due to substantial differences from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2 and #4 and the board of review's comparable, which are similar to the subject in dwelling size, age, location, and most features, although two of these comparables lack an inground swimming pool that is a feature of the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments that range from \$117,528 to \$144,359 or from \$36.87 to \$49.76 per square foot of living area. The subject's improvement assessment of \$150,397 or \$45.12 per square foot of

living area falls above the range established by the best comparables in terms of total improvement assessment and within the range on a per square foot basis, which appears to be justified given the subject's inground swimming pool. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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:

May 16, 2023



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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