



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

APPELLANT: Lillian Del Boccio
DOCKET NO.: 21-05680.001-R-1
PARCEL NO.: 15-08-02-207-013-0000

The parties of record before the Property Tax Appeal Board are Lillian Del Boccio, the appellant, by Mary Kate Gorman, Attorney at Law 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: \$33,251
IMPR.: \$187,689
TOTAL: \$220,940

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 2021 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 of brick exterior construction with 5,598 square feet of living area.¹ The dwelling was constructed in 2017 and is approximately 4 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 1,490 square foot 5-car garage. The property has a 1.043-acre or approximately 45,433 square foot site and is located in Mokena, New Lenox Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within 0.68 of a mile from the subject property. The comparables have sites that range in size from 40,075 to 66,211 square feet of land area and are improved with two-story dwellings of brick exterior construction

¹ The Board finds the best description of the subject property is found in its property record card, submitted by the board of review, which was not refuted by the appellant.

ranging in size from 4,236 to 6,028 square feet of living area which are either 15 or 20 years old. Each comparable has a basement, two of which have finished area. Each dwelling has central air conditioning, two or three fireplaces and a 3-car garage. The properties sold from September 2020 to January 2021 for prices ranging from \$565,000 to \$605,000 or from \$93.73 to \$142.82 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$196,647 which reflects a market value of \$590,000 or \$105.39 per square foot of living area, land included, when applying 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 \$220,940. The subject's assessment reflects a market value of \$662,687 or \$118.38 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Will County of 33.34% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located in the same subdivision as the subject property. The comparables have sites that range in size from 44,997 to 49,484 square feet of land area and are improved with two-story dwellings of masonry exterior construction ranging in size from 3,866 to 6,319 square feet of living area. The homes were built from 2010 to 2019. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 1,346 to 1,936 square feet of building area. The properties sold from June 2018 to December 2020 for prices ranging from \$700,000 to \$1,250,000 or from \$147.43 to \$197.82 per square foot of living area, land included.

The New Lenox Township Assessor critiqued the appellant's comparable sales contending all are located outside of the subject's subdivision and in a different township than the subject. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 six comparable sales for the Board's consideration. The Board gives less weight to appellant comparable #3 along with board of review comparables #1 and #2 which sold in 2018 or 2019, less proximate to the January 1, 2021 assessment date than other properties in the record and/or are substantially dissimilar to the subject in dwelling size.

The Board finds the best evidence of market value to be appellant comparables #1 and #2, and board of review comparable #3 which sold proximate to the assessment date at issue in this appeal and are similar to the subject in location, design and dwelling size. However, two of these best comparables are substantially older in age when compared to the subject, suggesting

an upward adjustment is needed to make these two properties more equivalent to the subject. These best comparables sold in December 2020 or January 2021 for prices ranging from \$565,000 to \$1,250,000 or from \$93.73 to \$197.82 per square foot of living area, including land. The subject's assessment reflects a market value of \$662,687 or \$118.38 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified 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: November 21, 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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