



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

APPELLANT: Lyubomir Alexandrov
DOCKET NO.: 22-02659.001-R-1
PARCEL NO.: 23-15-03-204-026-0000

The parties of record before the Property Tax Appeal Board are Lyubomir Alexandrov, 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: \$21,857
IMPR.: \$98,980
TOTAL: \$120,837

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 2022 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 parties appeared before the Property Tax Appeal Board for a hearing at the Will County Office Building pursuant to a prior written notice. Appearing on behalf of the appellant was Lyubomir Alexandrov, and appearing on behalf of the Will County Board of Review were John Trowbridge and as a witness, Mary Tomez, Crete Township Assessor.

The subject property consists of a 2-story dwelling of brick and frame exterior construction with 3,229 square feet of living area. The dwelling was constructed in 2007. Features of the home include a basement, central air conditioning, one fireplace and an 806 square foot garage. The property has an approximately 33,102 square foot site and is located in Crete, Crete Township, Will County.¹

¹ The parties differ as to the size of subject site. The Board finds the board of review reported a site size of 33,102 which was not refuted by the appellant.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis on three comparable sales located from .5 of a mile to 1.1 miles from the subject property along with Multiple Listing printouts and photographs on each comparable sale. The comparables have sites ranging in size from 10,018 to 10,500 and are reported to be improved with 2-story or part 1-story and part 2-story dwellings of brick and siding exterior construction that range in size from 2,384 to 2,479 square feet of living area. The dwellings are 19 to 32 years old with comparables #2 and #3 having been updated. Each comparable is reported to have a basement with two having finished area, central air conditioning, one fireplace, and a 2-car garage. The comparables sold from November 2019 to September 2020 for prices ranging from \$229,900 to \$241,000 or from \$92.74 to \$101.09 per square foot of living area, land included. The appellant requested a reduction in the subject's total assessment to \$104,307 which was based on the average sale price per square foot of the comparables.

At the hearing, the appellant reiterated that the subject property was built by a builder without much experience and many mistakes were made and left unfinished. For example, the fireplace had a gap between the face bricks and the thermal bricks in the family room which led to a fire in 2016. The appellant had to rebuild the fireplace and fix many areas after the fire and treat the house for smoke damage as well. The whirlpool tub in the main bath does not have proper support and when filled with water the ceiling in the room below buckles and cracks, so the tub is not usable. The wood siding has not been properly finished and therefore, has black mold and was deteriorating. There are no roof vents, and the patio of the kitchen door was never installed.² The kitchen and bath cabinets are dark color wood and outdated. In support of these claims, the appellant provided photographs.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$120,837. The subject's assessment reflects a market value of \$362,547 or \$112.28 per square foot of living area, land included, when using the statutory level assessment of 33.33%.³

In written response to the appeal, the board of review submitted a memorandum from the township assessor noting none of the appellant's comparables are located in the subject's subdivision and they sold from 2019 to 2021 with no adjustments.

Trowbridge called his witness, Crete Township Assessor Assessor, Mary Tomez. Tomez testified she utilized sales located in the same neighborhood of the subject and they support the subject's assessment. Upon questioning from the Administrative Law Judge, Tomez testified that basement finished area is valued at approximately \$22 per square foot but changes each year. As to comparables #2 and #3 being significantly older homes than the subject, Tomez stated that these comparables were chosen because they are most similar to the subject and located in the

² At the hearing, the appellant testified that repairs have been made to the subject property, but the patio still has not been installed.

³ Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative decision, the Department of Revenue has not published figures for tax year 2022.

same neighborhood as the subject. Tomez also stated this is an old neighborhood where the older homes sell just as much as the newer homes due to updating and remodeling.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on three comparable sales located from .2 of a mile to 1.8 miles from the subject and within the same subdivision as the subject. The comparables are reported to have sites ranging in size from approximately 6,284 to 10,771 square feet of land area and are improved with 2-story dwellings of frame or brick and frame exterior construction that range in size from 2,909 to 3,632 square feet of living area. The dwellings were built from 1942 to 2009 and have basements with finished area. Each comparable has central air conditioning and a garage ranging in size from 389 to 852 square feet of building area. The comparables sold from February to May 2022 for prices ranging from \$380,000 to \$420,000 or from \$115.64 to \$130.63 per square foot of living area, land included.

At hearing and in written rebuttal, the appellant noted the board of review comparables have finished basement area which is not a feature of the subject. The appellant also contended board of review comparable #1 has superior quality finishes, board of review comparable #2 has been fully rehabbed with new kitchen, updated baths, appliances, flooring and light fixtures, and board of review comparable #3 is beautiful 5- bedroom with more baths and a built-in swimming pool with composite decking and professional landscaping, features the subject does not have. In summary, the appellant stated that the board of review comparables are superior to the subject when considering their superior quality finishes, finished basement area and professional landscaping, all of which the subject does not have.

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 a reduction in the subject's assessment is warranted based on the evidence in the record.

The record contains six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which are significantly smaller to the subject dwelling in size and sold less proximate in time to the January 1, 2022 assessment date than the board of review comparables.

The Board finds the best evidence of market value to be the board of review comparables which sold more proximate in time to the assessment date at issue and are more similar to the subject in dwelling size. However, the appellant testified the board of review comparables are superior to the subject in quality finishes and features such as finished basement area and where comparable #3 also has an inground swimming pool, all of which were not refuted by the board of review, This suggests downward adjustments are necessary to these comparables for these finishes and features to make them more equivalent to the subject. The subject has a significantly larger site size than the best comparables suggesting upward adjustments are necessary to make them more equivalent to the subject. These most recent comparables sold from February to May 2022 for

prices ranging from \$380,000 to \$420,000 or from \$115.64 to \$130.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$362,547 or \$112.28 per square foot of living area, including land, which falls below the most recent comparable sales in the record. After considering appropriate adjustments to the comparables for differences from the subject in site size, quality finishes and features, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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: February 20, 2024



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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