



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

APPELLANT: Thomas Jr. & Kyle Tepavchevich
DOCKET NO.: 24-01232.001-R-1
PARCEL NO.: 16-05-29-105-005-0000

The parties of record before the Property Tax Appeal Board are Thomas Jr. & Kyle Tepavchevich, the appellants, by attorney Michael Mazek of Mazek Law Group LLC 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: \$30,744
IMPR.: \$134,994
TOTAL: \$165,738

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2024 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, frame and stone exterior construction with 2,767 square feet of living area.¹ The dwelling was constructed in 2018 and is approximately 6 years old. Features of the home include a basement, central air conditioning, a fireplace, a 736 square foot garage and an inground swimming pool. The property has a site with approximately .24 of an acre of land area and is located in Lockport, Homer Township, Will County.

The appellants contend assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument, the appellants submitted a grid analysis with

¹ The subject's property record card provided by the board of review disclosed the subject dwelling has a brick, frame and stone exterior and the subject property has an inground swimming pool, which were not refuted by the appellants.

information on three equity comparables and are located adjacent to the subject or approximately .2 or .3 of a mile from the subject property. The comparables are improved with two-story dwellings of brick exterior construction ranging in size from 2,064 to 2,737 square feet of living area. The dwellings are from 4 to 20 years old. The comparables each have a basement, central air conditioning and a garage ranging in size from 467 to 773 square feet of building area. Two comparables each have a fireplace. The comparables have improvement assessments that range from \$108,189 to \$133,525 or from \$48.79 to \$54.36 per square foot of living area. Based on this evidence, the appellants 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 \$165,738. The subject has an improvement assessment of \$134,994 or \$48.79 per square foot of living area.

In response to the appeal, the board of review submitted a memorandum prepared by the township assessor. The assessor argued that the appellants' three comparables are good comparables that have higher building assessments per square foot value than the subject, which provides zero proof that the subject property is over assessed.

In support of its contention of the correct assessment, the board of review, through the township assessor, submitted a grid analysis with information on four equity comparables, along with property information printouts for the subject and each comparable. The board of review's comparable #1 is the same property as the appellants' comparable #2. The comparables have the same assessment neighborhood code as the subject and are located from .07 to .16 of a mile from the subject property. The comparables are improved with two-story dwellings of brick and frame exterior construction ranging in size from 2,705 to 2,737 square feet of living area. The dwellings were built in 2019 or 2021. The comparables each have a basement, central air conditioning and a garage ranging in size from 482 to 740 square feet of building area. Two comparables each have a fireplace. The comparables have improvement assessments that range from \$133,525 to \$139,180 or from \$48.79 to \$51.21 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The taxpayers contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted six equity comparables for the Board's consideration, as one comparable is common to both parties. The Board has given less weight to the appellants' comparables #1 and #3 due to their smaller dwelling sizes and/or older age, when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellants' comparable #2, along with the four comparables submitted by the board of review, which includes the common comparable. The Board finds these four comparables are similar to the subject in location, dwelling size, design, age and some features. The comparables have improvement assessments that range from \$133,525 to \$139,180 or from \$48.79 to \$51.21 per square foot of living area. The subject property has an improvement assessment of \$134,994 or \$48.79 per square foot of living area, which falls within the range established by the best comparables in this record in terms of total improvement assessment and at the lowest end of the range on a per square foot of living area basis. After considering adjustments to the best comparables for differences from the subject, the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence presented.

Based on this record, the Board finds 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: October 21, 2025



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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