FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Haroldas Caplikas
DOCKET NO.: 25-03123.001-R-1
PARCEL NO.: 16-05-02-113-007-0000

The parties of record before the Property Tax Appeal Board are Haroldas Caplikas, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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:	$33,099
IMPR.:	$157,243
TOTAL:	$190,342

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 2025 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 2-story dwelling of brick veneer construction with 3,280 square feet of living area.[1] The dwelling was constructed in 1992. Features of the home include a 2,478 square foot basement, central air conditioning, a fireplace and a 695 square foot garage. The property has a 17,462 square foot site and is located in Homer Glen, Homer Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six comparable sales located within .92 of a mile from the subject. The comparables have sites ranging in size from 12,554 to 19,623[2] square feet of land

[1] The Board finds the best description of the subject property was the property record card submitted by the board of review.
[2] The Board finds the site sizes were gleaned from the board of review's evidence because the appellant failed to provide them.

area that are improved with 2-story dwellings of brick veneer and frame construction ranging in size from 3,561 to 4,100 square feet of living area.[3] The dwellings were built from 1987 to 1990 and have basements ranging in size from 980 to 1,724 square feet. Each comparable has a fireplace and a garage ranging in size from 635 to 792 square feet of building area. The comparables sold from February 2024 to September 2025 for prices ranging from $415,000 to $540,000 or from $121.95 to $165.90 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $190,342. The subject's assessment reflects a market value of $571,083 or $174.11 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

The board of review submitted a memorandum from the township assessor's office that critiqued the appellant's comparables noting all have smaller basements when compared to the subject.

In support of its contention of the correct assessment, the board of review submitted information on six comparable sales located from .37 of a mile to 1.25 miles from the subject. The comparables have sites ranging in size from 12,640 to 27,588 square feet of land area that are improved with 2-story dwellings of brick veneer and frame construction ranging in size from 2,828 to 3,467 square feet of living area. The dwellings were constructed from 1987 to 2000 and have basements. Each comparable has central air conditioning, one fireplace and a garage ranging in size from 600 to 908 square feet of building area. The comparables sold from March 2023 to August 2025 for prices ranging from $563,000 to $640,000 or from $181.09 to $219.24 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal the appellant's counsel argued the board of review comparables are not comparable due to having a remote sale date or differences in garage size, age, dwelling size, and/or location being over 1 mile away when compared to the subject.

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 record contains a total of 12 comparable sales for the Board's consideration. The Board gives less weight to board of review comparable #2 as it sold in 2023 which is less proximate in time to the January 1, 2025, assessment date than the other comparable sales in the record. The

[3] The Board finds the best description of the appellant's comparables was drawn from the board of review's evidence which included property record cards for the appellant's comparables.

Board also gives less weight to board of review comparables #5 and #6 which are located over 1 mile and less proximate to the subject than the other comparables in the record.

The Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparables #1, #3 and #4 which sold proximate in time to the assessment date at issue and have varying degrees of similarity to the subject in location, age, dwelling size and features. The Board finds the appellant's comparables have smaller basements and lack central air conditioning, suggesting upward adjustments are necessary to make them more equivalent to the subject. The Board finds the three board of review comparables have differences from the subject in age, dwelling size and/or garage size that require adjustments to make them more equivalent to the subject. Nevertheless, these comparables sold from February 2024 to September 2025 for prices ranging from $415,000 to $640,000 or from $121.95 to $219.24 per square foot of living area, including land. The subject's assessment reflects a market value of $571,083 or $174.11 per square foot of living area land included, which falls within the range established by the best comparable sales in this record. After considering adjustments to the best comparables sales for differences from the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported 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:

C E R T I F I C A T I O N

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 20, 2026

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 9-215 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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