



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

APPELLANT: Maria Sikon  
DOCKET NO.: 10-00709.001-R-1  
PARCEL NO.: 16-05-22-206-045-0000

The parties of record before the Property Tax Appeal Board are Maria Sikon, the appellant, and the Will County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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:** \$32,570  
**IMPR:** \$142,964  
**TOTAL:** \$175,534

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject parcel is improved with a part one-story and part two-story single-family dwelling of brick, stone and frame exterior construction that contains 3,772 square feet of living area. The dwelling is 4 years old. The property has a basement, central air conditioning, a fireplace and a 790 square foot garage. The property is located in Homer Glen, Homer Township, Will County.

The appellant submitted a residential appeal contending overvaluation based on a recent purchase of the subject property and also submitted data on four comparable sales with property record cards and color photographs.

In support of the purchase price, the appellant completed Section IV - Recent Sale Data of the appeal form stating the property was purchased in May 2010 for a price of \$370,000. The appellant stated the property was sold by Pinnacle Assets and the parties to the transaction were not related. The appellant contends the property was advertised for sale for 2 years by a "lot add, internet." Also attached to the appeal was a copy of the real estate sales contract and the Settlement Statement depicting the purchase price of \$370,000.

For comparable sales, the appellant completed Section V of the appeal petition with information on four sales of properties located from 1.45 to 4.39-miles from the subject in the communities of Homer Glen and Lockport. The comparables were described as two-story brick dwellings that were 5 to 9 years old. The comparables range in size from 3,091 to 3,397 square feet of living area. Each home has central air conditioning, a fireplace and a garage ranging in size from 675 to 843 square feet of building area. The comparables sold between June 2010 and November 2010 for prices ranging from \$350,000 to \$436,000 or from \$113.23 to \$134.50 per square foot of living area including land.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$171,600 which would reflect a market value of approximately \$514,800 or \$136.48 per square foot of living area including land.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$195,739 was disclosed. The subject's assessment reflects an estimated market value of approximately \$588,866 or \$156.12 per square foot of living area, including land, utilizing the 2010 three-year median level of assessments for Will County of 33.24% as determined by the Illinois Department of Revenue. (86 Ill.Admin.Code §1910.50(c)(1)).

In response to the assessment appeal, the board of review submitted a two-page letter prepared by Karen Szykowski, Homer Township Assessor, along with evidence. As to the subject's sale in 2010, the assessor noted based upon the PTAX-203 Illinois Real Estate Transfer Declaration the subject was not reportedly advertised for sale. Furthermore, the assessor reported the subject previously sold in August 2007 for \$668,309.<sup>1</sup>

The assessor asserted that the comparable sales presented are not from the subject's subdivision and "most are of inferior quality." The sales occurred in 2010 and comparables #1 and #4 were reportedly foreclosures and thus should be "given little or no weight."

In support of the subject's estimated market value as reflected by its assessment, the assessor prepared a grid analysis of four sales located in Homer Glen. The assessor contended these properties were all in Stonebridge Woods subdivision. The comparables are improved with two-story brick, stone and/or frame dwellings were 3 or 4 years old. The comparables range in size from 3,392 to 5,188 square feet of living area. Each comparable has a basement, two of which are walkout-style. The homes also have central air conditioning, a fireplace and a garage ranging in size from 774 to 1,174 square feet of building area. The

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<sup>1</sup> The assessor submitted a copy of the PTAX-203 for this sale of the subject property which also indicated that the property was not advertised for sale.

properties sold between June 2007 and September 2008 for prices ranging from \$750,000 to \$1,225,000 or from \$180.94 to \$273.55 per square foot of living area, including land.

Based on the foregoing, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the assessment of the subject property is excessive and not reflective of its market value. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code §1910.65(c). The Board finds the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the subject's assessment should be reduced based on the sale of the subject and comparable sales contained in the record. The evidence disclosed that the subject sold in May 2010 for a price of \$370,000. The appellant reported the subject was advertised for 2 years and the board of review contends, based upon the transfer declaration, that the property was not advertised. The assessor, however, also contended that the August 2007 sale of the subject property was advertised on the open market yet the PTAX-203 transfer declaration related to the transaction indicated the property was not advertised prior to its sale. Since the transfer declarations indicate these sales were not advertised, the Property Tax Appeal Board has given less weight to this evidence as indicative of the subject's estimated market value.

However, the record also contains eight suggested comparable sales. The Board has given less weight to board of review comparables #1 and #2 because these dwellings were each in excess of 5,000 square feet of living area and thus substantially larger than the subject dwelling of 3,772 square feet. The Board has also given reduced weight to board of review comparables #3 and #4 because these sales occurred in February 2008 and May 2008, which is less proximate in time to the assessment date of January 1, 2010 than the sales presented by the appellant. The four comparable sales presented by the appellant sold for prices ranging from \$113.23 to \$134.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$588,866 or \$156.12 per square foot of living area, including land, which is greater than both its May 2010 sale price and the most recent comparable sales in the record presented by the

appellant. In conclusion on this record, the Board finds the subject property is overvalued and a reduction in the subject's assessment is 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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

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: April 19, 2013

*Allen Castrovillari*

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 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 the subsequent year 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.

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.