



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

APPELLANT: James & Ellen Balsewich
DOCKET NO.: 10-00794.001-R-1
PARCEL NO.: 16-05-12-401-004-0000

The parties of record before the Property Tax Appeal Board are James & Ellen Balsewich, the appellants, and the Will County Board of Review.

Based on the facts and exhibits presented, 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: \$39,369
IMPR: \$96,330
TOTAL: \$135,699

Subject only to the State multiplier as applicable.

ANALYSIS

The subject 1.8-acre parcel or 78,408 square feet of land area is improved with a one-story dwelling of stone and wood siding construction that contains 2,285 square feet of living area. The dwelling was built in 1979 and features a full walk-out basement that is partially finished, central air conditioning, a fireplace and a 659 square foot attached garage. The property is located in Homer Glen, Homer Township, Will County.

The property in this appeal was the subject matter of appeals before the Property Tax Appeal Board for the prior two years under Docket Nos. 08-01256.001-R-1 and 09-00791.001-R-1. In those appeals, the Property Tax Appeal Board reached decisions based upon equity and the weight of the evidence in the record as presented by the parties to the appeal.

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 this appeal. The Property Tax Appeal Board further finds from its analysis of the record in this 2010 assessment appeal that the evidence submitted by the

appellants is substantially no different from that of the prior two years.

Since no new evidence was presented to warrant a change from the previous years' decisions, the Property Tax Appeal Board finds that the assessment as established by the assessing officials is appropriate and no reduction in the subject's land or improvement assessments is warranted based upon the evidence submitted by the appellants and which was outlined in detail in the decisions issued in Docket Nos. 08-01256.001-R-1 and 09-00791.001-R-1.

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: January 31, 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.