



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

APPELLANT: Robert Wasinewski
DOCKET NO.: 12-00444.001-R-1
PARCEL NO.: 16-05-35-403-003-0000

The parties of record before the Property Tax Appeal Board are Robert Wasinewski, the appellant, by attorney Franco A. Coladipietro, of Amari & Locallo in Bloomingdale; 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: \$32,000
IMPR: \$174,667
TOTAL: \$206,667

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 41,326 square foot site improved with a two-story single family dwelling of brick and stone construction with 4,733 square feet of living area. The dwelling is approximately seven years old. Features of the home include a full basement that is 90% finished, central air conditioning, three fireplaces and a four-car garage. The property is located in Mokena, Homer Township, Will County.

The appellant filed the appeal contesting the assessment for the 2012 tax year based on overvaluation. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$550,000 as of January 1, 2012. Based on this evidence the appellant requested the subject's assessment be reduced to \$183,315.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$217,326 was disclosed. The subject's assessment reflects a market value of approximately \$652,043. In support of its contention of the correct assessment, the board of review submitted information from the Homer Township Assessor's Office in which it recommended

the subject's assessment be reduced to \$206,667. Based on this evidence the board of review requested the subject's assessment be reduced to \$206,667.

The appellant was provided a copy of the evidence submitted by the board of review and responded to the Property Tax Appeal Board agreeing to the Will County Board of Review's proposed revised assessment and requested the Property Tax Appeal Board to reduce the assessment to \$206,667.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds that the assessed valuation proposed by the board of review and accepted by the appellant is appropriate and a reduction in the subject's assessment is accordingly 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.

Donald R. Cuit

Chairman

K. L. Ferr

Member

Member

Marko 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 18, 2014

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.