



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

APPELLANT: Keith Mathis
DOCKET NO.: 12-00480.001-R-1
PARCEL NO.: 21-14-21-410-012-0000

The parties of record before the Property Tax Appeal Board are Keith Mathis, the appellant, by attorney Leonard Schiller of Schiller Klein PC, in Chicago, 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: \$16,381
IMPR.: \$53,423
TOTAL: \$69,804

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 2012 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 frame and masonry construction with 2,682 square feet of living area. The dwelling was constructed in 2006. Features of the home include a full finished basement, central air conditioning, a fireplace and a 509 square foot garage. The property has a

10,150 square foot site and is located in Monee, Monee Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within .4 of a mile from the subject property. The comparables consist of two-story brick dwellings that were built in 2006 or 2007. The homes range in size from 2,587 to 3,131 square feet of living area and feature full finished basements, central air conditioning, a fireplace and a garage ranging in size from 186 to 557 square feet of building area. These comparables sold between October 2010 and December 2011 for prices ranging from \$175,000 to \$215,000 or from \$55.89 to \$79.24 per square foot of living area, including land.

Based on the foregoing evidence, the appellant requested a total assessment of \$62,852 which would reflect a market value of approximately \$188,556 or \$70.30 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$80,616. The subject's assessment reflects a market value of \$242,527 or \$90.43 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Will County of 33.24% as determined by the Illinois Department of Revenue.

The board of review submitted a statement from Sandra Heard, Monee Township Assessor, asserting that appellant's sale #1 was a Special Warranty Deed. Exhibit 1, the PTAX-203 for this transaction, also reflects that the property was advertised prior to the sale.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on three comparable sales, two of which sold in March 2010. The third property is the same as appellant's sale #2 and sold in August 2011 for \$212,500 or for \$73.33 per square foot of living area, including land.

In addition, the township assessor submitted data on three equity comparables to establish that the subject is equitably assessed. The Property Tax Appeal Board will not further address this equity data as it is not responsive to the appellant's overvaluation claim.

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

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of six comparable sales, given the one common property between the parties, in support of their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #3 along with board of review comparables #1 and #3 as each of these properties sold in March or October 2010 which dates are more remote in time from the valuation date at issue of January 1, 2012 and thus, less likely to be indicative of the subject's estimated market value as of the assessment date.

The Board finds the best evidence of market value to be the remaining three comparables submitted by the appellant which also includes the board of review's comparable #2. These similar comparables sold in July or December 2011 for prices ranging from \$175,000 to \$212,500 or from \$55.89 to \$79.24 per square foot of living area, including land. The subject's assessment reflects a market value of \$242,527 or \$90.43 per square foot of living area, including land, which is above the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. Based on this evidence the Board finds a reduction in the subject's assessment is 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.

Chairman

K. L. Ferr

Member

Mark Albino

Member

Jerry White

Member

Acting 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: August 21, 2015

A. Portel

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.