



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

APPELLANT: Wayne R. Prindiville
DOCKET NO.: 12-02385.001-R-1
PARCEL NO.: 14-29-426-015

The parties of record before the Property Tax Appeal Board are Wayne R. Prindiville, the appellant, and the McHenry 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 **McHenry** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$23,423
IMPR.: \$54,537
TOTAL: \$77,960

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the McHenry 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 is improved with a one-story dwelling with an aluminum siding exterior and approximately 1,698 square feet of living area. The dwelling was constructed in 1987. Features of the home include a full basement with a recreation room, central air conditioning, one fireplace and a three-car attached garage. The property has a site with approximately 23,310

square feet of land area and is located in Crystal Lake, Nunda Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted two appraisals estimating the subject property had a market value of \$230,000 as of January 1, 2012 and \$210,000 as of May 30, 2012. Both appraisals were prepared by Louise Calderone Kessler a certified residential real estate appraiser. The appraiser developed the sales comparison approach to value in each report in deriving her estimates of value. Based on these appraisals the appellant requested the subject's assessment be reduced to \$73,333.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$77,960. The subject's assessment reflects a market value of \$239,582 when using the 2012 three year average median level of assessment for McHenry County of 32.54% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information a written statement and a grid analysis of five of the comparable sales contained in the appellant's appraisals and three additional sales. The assessor also stated that the subject property sold in August 2013 for a price of \$270,000. In support of this statement the board of review submitted a copy of the subject's property record card showing a change of ownership and referencing the August 2013 sale for \$270,000. The board of review also submitted a copy of the Multiple Listing Service listing sheet disclosing the subject was listed for sale on June 28, 2013 for a price of \$279,900 and sold for a price of \$270,000. The listing indicated the sales contract was entered 15 days after the property was listed.

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 Board finds the record contains two appraisals and information that the subject sold for a price of \$270,000 in August 2013. The two appraisals had estimates of value of \$230,000 as of January 1, 2012 and \$210,000 as of May 30, 2012, respectively. The appraisals do not seem to be particularly good indicators of value considering the subject was listed for sale in June 2013 for a price of \$279,900 and ultimately sold in August 2013 for a price of \$270,000, or for approximate 17% and 29% higher than the appraised values, respectively. The subject's assessment reflects a market value of \$239,582, which appears well justified when considering the appraisals and, more importantly, the purchase price. Based on this evidence the Board finds 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.

Chairman

K. L. Fan

Klaus Albrecht

Member

Member

JR

Jerry White

Member

Acting Member

Robert Steffen

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: November 20, 2015

A. Proctor

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.