



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

APPELLANT: Nancy Pilato
DOCKET NO.: 13-00536.001-R-1
PARCEL NO.: 19-09-11-101-046-0000

The parties of record before the Property Tax Appeal Board are Nancy Pilato, the appellant, by William Blanchard of William B. Blanchard Attorney at Law, in Oakbrook, 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: \$1,986
IMPR.: \$60,886
TOTAL: \$62,872

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 2013 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 townhome of frame and brick exterior construction with 1,994 square feet of living area. The townhouse was constructed in 2001. Features of the townhome include an unfinished basement, central air conditioning, a fireplace and a 420 square foot garage. The

property has a 2,518 square foot site and is located in Tinley Park, Frankfort 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 townhome sales located within 1,000 feet of the subject property. As supporting documentation, the appellant provided copies printouts entitled "Frankfort Township Property Information" for each of the comparable properties. The comparables consist of two-story townhomes of brick and frame exterior construction that were built in 2002. The townhomes contain either 1,977 or 1,994 square feet of living area and feature unfinished basements, central air conditioning, a fireplace and a garage of either 420 or 441 square feet of building area. The comparables sold between January and December 2012 for prices ranging from \$187,000 to \$189,000 or from \$94.53 to \$95.60 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$63,333 which would reflect a market value of approximately \$190,000 or \$95.29 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 \$69,291. The subject's assessment reflects a market value of \$208,771 or \$104.70 per square foot of living area, land included, when using the 2013 three year average median level of assessment for Will County of 33.19% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review submitted a memorandum prepared by Joseph N. Kral, Frankfort Township Assessor, along with supporting documentation.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on three comparable sales where board of review comparable #2 was the same property and same sale as appellant's comparable #1. The comparables consist of townhomes of brick and frame construction that were built in 2000. The townhomes each contain 1,994 square feet of living area and feature central air conditioning, a fireplace and a 420 square foot garage. The comparables sold from April 2010 to December 2012 for prices

ranging from \$188,500 to \$235,000 or from \$94.53 to \$117.85 per square foot of living area, including land.¹

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

In written rebuttal, counsel for the appellant requested that sales which occurred in 2010 be excluded from consideration in the decision of the Property Tax Appeal Board. Counsel also argued that both short sales and "first sales after judicial sales" should be considered in the analysis so long as the properties otherwise meet the requirements of an arm's length transaction.

As part of the rebuttal analysis, counsel argued that the average per-square-foot sale price of the appellant's comparables was \$95.03 which, when applied to the subject, would result in a total assessment of approximately \$63,161. Similarly, counsel argued that excluding sales presented by the board of review that occurred in 2010, the only sale price of the most recent comparable was \$92.78 per square foot of living area which, when applied to the subject, would result in a total assessment of approximately \$61,667. Therefore, appellant's counsel requested a total assessment for the subject property of \$62,000 based on the relevant comparable sales presented by the parties.

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 to support their respective positions before the Property Tax Appeal Board

¹ Based on the attached documentation concerning the sales data, the board of review's grid analysis presented an erroneous sales price and price per square foot for comparable #2 which is the same property as appellant's comparable #1. Moreover, the board of review failed to report the date of sale for comparable #3 which by the applicable documentation was October, 2010.

with one common property presented by the parties. The Board has given reduced weight to board of review comparables #1 and #3 which sold in 2010, a date more remote in time to the valuation date at issue of January 1, 2013 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 appellant's comparable sales along with board of review comparable sale #2, which is the same property as appellant's comparable #1. These four most similar comparables sold between January and December 2012 for prices ranging from \$187,000 to \$189,000 or from \$94.53 to \$95.60 per square foot of living area, including land. The subject's assessment reflects a market value of \$208,771 or \$104.70 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. 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. Fan

Klaus Albrecht

Member

Member

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: January 22, 2016

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.