



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

APPELLANT: Thomas Blaze  
DOCKET NO.: 13-00613.001-R-1  
PARCEL NO.: 14-12-17-408-072-0000

The parties of record before the Property Tax Appeal Board are Thomas Blaze, the appellant, by Jerri K. Bush, Attorney at Law, in Chicago; 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:** \$ 10,500  
**IMPR.:** \$ 34,500  
**TOTAL:** \$ 45,000

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 frame dwelling that has 1,613 square feet of living area. The dwelling was constructed in 2006. Features include a concrete slab foundation, central air conditioning and an attached garage.

The subject has a .1395 acre site. The subject property is located in Manhattan Township, Will County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information pertaining to the sale of the subject property. The appellant's appeal petition indicated the subject property sold in March 2011 for \$101,000. The appellant submitted the settlement statement and Multiple Listing Service (MLS) sheet associated with the sale of the subject property. The evidence depicts the subject property was listed for sale on the open market with a Realtor for 215 days and the parties to the transaction were not related.

Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$45,000. The subject's assessment reflects an estimated market value of \$135,583 or \$84.06 per square foot of living area including land when applying the 2013 three-year average median level of assessment for Will County of 33.19%. In support of the subject's assessment, the board of review submitted an analysis of five comparable sales and a letter addressing the appeal. The evidence was prepared by the Manhattan Township Assessor.

The comparable sales submitted on behalf of the board of review are located in the subject's subdivision and were the same model as the subject. The comparables were similar if not identical to the subject in land area, design, dwelling size, age and most features. The comparables sold from June 2010 to July 2013 for prices ranging from \$127,500 to \$146,000 or from \$79.05 to \$90.51 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under rebuttal, appellant's counsel argued the subject's sale price is the best evidence of market value, citing Illinois case law.

#### **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 failed to meet this burden of proof.

The parties submitted five comparable sales and information pertaining to the subject's sale for the Board's consideration. The Board gave little consideration to the subject's March 2011 sale. The Board finds this sale is dated and not a reliable indicator of market value as of the subject's January 1, 2013 assessment date. The Board also gave less weight to comparables #1 and #5 submitted by the board of review. These sales occurred in 2010 and 2011, which are dated and less indicative of market value as of the January 1, 2013 assessment date. The Board finds the remaining three comparables are relatively similar if not identical to the subject in land area, location, age, size, design, features and sold more proximate in time to the subject's January 1, 2013 assessment date. They sold for prices ranging from \$128,000 to \$143,000 or from \$79.36 to \$88.65 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$135,583 or \$84.06 per square foot of living area including land, which falls within the range established by the most similar comparable sales contained in this record. Based on this analysis, the Board finds no reduction in the subject's assessment is warranted.

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.

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Chairman

*K. L. Fan*

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Member

*Klaus Albrecht*

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Member

*Jerry White*

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Member

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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*

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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.