



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

APPELLANT: Land Trust 275 1000 0353
DOCKET NO.: 14-00198.001-R-1
PARCEL NO.: 30-07-11-219-023-0000

The parties of record before the Property Tax Appeal Board are Land Trust 275 1000 0353, the appellant, by Patrick A. Meszaros, of the Law Offices of Patrick A. Meszaros in Joliet, and the Will County Board of Review.

Based on the facts and exhibits presented in this matter, 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: \$3,400
IMPR.: \$12,500
TOTAL: \$15,900

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 2014 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 one-story dwelling of frame construction with 728 square feet of living area. The dwelling was constructed in 1928. Features of the home include a full unfinished basement. The property has a 5,663 square foot site and is located in Joliet, Joliet Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis of four comparable sales along with Multiple Listing Service data sheets, printouts from the Supervisor of Assessments and printouts from the township assessor with characteristics information. The comparables were said to be from .37 to .57 of a mile from the subject property. The comparables consist of one-story frame dwellings that were 67 to 94 years old. The dwellings range in size from 604 to 872 square feet of living area. None of the comparables have a basement. One comparable has central air conditioning and one has

window air conditioning. Two of the comparables have a garage of 180 or 576 square feet of building area. The sales occurred between August 2012 and November 2013 for prices ranging from \$13,500 to \$28,900 or from \$18.75 to \$35.42 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$8,355 which would reflect a market value of approximately \$25,065 or \$34.43 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 \$15,900. The subject's assessment reflects a market value of \$47,848 or \$65.73 per square foot of living area, land included, when using the 2014 three year average median level of assessment for Will County of 33.23% as determined by the Illinois Department of Revenue.

In rebuttal the board of review submitted a statement from James A. Brenzewski, Joliet Township Assessor, asserting that the appellant's comparables were all foreclosures, sold in 2012 and 2013. In addition, he reported that comparable #3 was demolished in February 2014. The assessor also reiterated the appellant's comparable sales in a grid analysis and reported that comparable #2 sold in November 2013 for \$25,000, not \$18,016 as reported by the appellant.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on four comparable sales located in the same subdivision. The comparables consist of one-story dwellings of frame construction. The dwellings are 65 to 91 years old and range in size from 640 to 1,200 square feet of living area. Three of the comparables feature full or partial unfinished basements. Two of the comparables have central air conditioning, one has a fireplace and each has a garage ranging in size from 192 to 440 square feet of building area. The properties sold between May 2013 and August 2014 for prices ranging from \$53,000 to \$97,000 or from \$73.56 to \$87.84 per square foot of living area.

Based on this evidence and argument, 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight comparable sales with varying degrees of similarity to the subject property to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables along with the board of review comparable #1 as each of these dwellings lack a basement which is a feature of the subject dwelling.

The Board finds the best evidence of market value to be board of review comparable sales #2, #3 and #4 which range in age from 65 to 87 years old and range in size from 888 to 1,200 square feet of living area. These most similar comparables sold between May 2013 and March 2014 for prices ranging from \$74,000 to \$97,000 or from \$73.56 to \$87.84 per square foot of living area, including land. The subject's assessment reflects a market value of \$47,848 or \$65.73 per square foot of living area, including land, which is below 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 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



Member



Member

Member



Acting Member

DISSENTING: _____

CERTIFICATION

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: September 23, 2016



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.