



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

APPELLANT: Land Trust 275 1000 0353
DOCKET NO.: 14-00207.001-R-1
PARCEL NO.: 30-07-09-213-010-0000

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: \$6,700
IMPR.: \$25,500
TOTAL: \$32,200

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 is improved with two dwellings.¹ Dwelling #1 is a two-story frame apartment building with two units and dwelling #2 is a 1.5-story frame home. The dwellings have approximately 2,100 square feet of total living area.² The dwellings have a recorded data of construction of 1900. Each of the dwellings have full basements. The property has an 8,712 square foot site and is located in Joliet, Joliet Township, Will County.

¹ Neither party specifically addressed the existence of two dwellings on the subject parcel, however, the property descriptions maintained by the assessing officials depict two dwellings.

² Descriptive data submitted by the appellant from the assessing officials depicts a total dwelling size of 1,928 square feet. The board of review submitted a copy of the subject's property record card depicting a dwelling size of 2,100 square feet. The Property Tax Appeal Board finds on this record that this size discrepancy does not prevent a determination of the correct assessment of the property.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located from .79 to one mile from the subject property. The comparables consist of two-unit apartment buildings of two-story frame design that were 115 or 120 years old. The buildings range in size from 1,624 to 2,136 square feet of living area and feature full or partial basements. Two of the comparables also have garages of 400 and 572 square feet of building area, respectively. The properties sold between January 2013 and December 2013 for prices ranging from \$41,000 to \$58,101 or from \$25.25 to \$27.83 per square foot of living area.

Based on this evidence, the appellant requested a total assessment of \$17,527 which would reflect a market value of approximately \$52,581 or \$25.04 per square foot of living area based upon a dwelling size of 2,100 square feet.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$32,200. The subject's assessment reflects a market value of \$96,900 or \$46.14 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 three of the appellant's comparables were located on the east side of Joliet "in a less desirable neighborhood" and all of the comparables were foreclosures.

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 neighborhood and within a half of a mile of the subject. The comparables consist of three, single-family dwellings of 1.5-story or two-story frame design and a three-unit apartment building of two-story masonry design. The comparables were 66 to 115 years old. The buildings range in size from 1,152 to 2,240 square feet of living area and feature full or partial basements. One comparable has central air conditioning and three of the comparables have garages ranging in size from 360 to 576 square feet of building area. The properties sold between October 2012 and November 2014 for prices ranging from \$76,900 to \$145,500 or from \$59.41 to \$66.75 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 to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review

comparables #1, #2 and #3 as based on the underlying property record cards these are single-family dwellings which differ from the subject's two-unit apartment building design.

The Board finds the best evidence of market value to be the appellant's comparable sales and board of review comparable sale #4. These most similar multi-family dwellings sold between January 2013 and April 2014 for prices ranging from \$41,000 to \$145,500 or from \$25.25 to \$64.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$96,900 or \$46.14 per square foot of living area, including land, which is within 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.