



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

APPELLANT: Perkins Terrence
DOCKET NO.: 14-01075.001-R-1
PARCEL NO.: 21-14-13-103-002-0000

The parties of record before the Property Tax Appeal Board are Perkins Terrence, the appellant; 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: \$1,433
IMPR.: \$18,527
TOTAL: \$19,960

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 two-story residential townhouse of frame and masonry construction with 1,480 square feet of living area. The dwelling was constructed in 1970. Features of the townhouse include a full basement and central air conditioning. The property is located in University Park, Monee Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight comparable sales described as two-story residences that ranged in size from 1,480 to 1,632 square feet of living area. The dwellings were constructed from 1970 to 1974. Each comparable has a basement and central air conditioning. Two comparables have fireplaces and two comparables have garages. These properties sold from October 2012 to July 2014 for prices ranging from \$15,000 to \$25,000 or from \$10.14 to \$16.67 per square foot of living area. The analysis provided by the appellant had adjustments to the comparables for differences from the subject to arrive at adjusted prices ranging from \$14,459 to

\$22,449. Based on this evidence the appellant requested the subject's assessment be reduced to \$5,995 to reflect a market value of \$17,987.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$19,960. The subject's assessment reflects a market value of \$60,066 or \$40.59 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 support of its contention of the correct assessment the board of review submitted information on three comparable sales identified by the township assessor. The comparables were improved with two-story townhomes that had either 1,567 or 1,632 square feet of living area. The townhomes were constructed from 1972 to 1974. Each comparable have a basement and central air conditioning. The sales occurred in June 2014 and December 2014 for prices ranging from \$46,706 to \$67,900 or from \$28.61 to \$43.33 per square foot of living area, including land.

The board of review also submitted copies of the Multiple Listing Service (MLS) listing sheets for appellant's sales #3, #4, #5 and #7. The listing sheets disclosed appellant's comparables #4, #5 and #7 were REO/Lender Owned and/or pre-foreclosures.

The board of review requested no change in 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 record contains eleven comparable sales provided by the parties to support their respective positions. The comparables had varying degrees of similarity to the subject property. These comparables sold for prices ranging from \$10.14 to \$43.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$40.59 per square foot of living area, including land, which is within the range established by the 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.