



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

APPELLANT: John Paul & Rosaleen Lim  
DOCKET NO.: 14-01392.001-R-1  
PARCEL NO.: 07-01-22-110-058-0000

The parties of record before the Property Tax Appeal Board are John Paul & Rosaleen Lim, the appellants; 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:** \$ 35,940  
**IMPR.:** \$ 96,527  
**TOTAL:** \$132,467

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 frame dwelling that has 2,840 square feet of living area. The dwelling was built in 1997. Features include a full basement that is approximately 50% finished, central air conditioning, a fireplace and a 441 square foot garage. The subject property is located in Wheatland Township, Will County, Illinois.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information pertaining to the sale of the subject property. The appeal petition indicates the subject property sold in June 2013 for \$380,000 through foreclosure. The appeal petition revealed the subject property was advertised for sale through the Multiple Listing Service (MLS) and the parties to the transaction were not related. The appellants submitted the settlement statement and MLS sheet associated with the sale of the subject property. The MLS sheet indicated the subject was a short sale. The MLS listing history shows the subject property was listed for sale in October

2012, with a price reduction in to \$351,000 in November 2012. The subject's 2013 sale price was \$29,000 greater than the final listing price. Based on this evidence, the appellants 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 \$132,467. The subject's assessment reflects an estimated market value of \$398,637 or \$140.15 per square foot of living area including land when applying the 2014 three-year average median level of assessment for Will County of 33.23%.

In support of the subject's assessment, the board of review submitted a seven comparable sales located in the same subdivision as the subject. The evidence was prepared by the township assessor. The comparables consist of two-story dwellings of frame exterior construction that were built from 1995 to 1999. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 2,812 to 2,900 square feet of living area. The comparables sold from June 2013 to October 2014 for prices ranging from \$385,000 to \$484,000 or from \$133.54 to \$171.75 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellants contend 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 appellants failed to meet this burden of proof and no reduction in the subject's assessment is warranted.

The appellants submitted information regarding the subject's June 2013 sale prices of \$380,000 or \$133.80 per square of living area including land. The appellant's appeal petition described the subject's sale as a foreclosure while the MLS sheet indicates the transaction was a short sale. Furthermore, the subject property sold for \$29,000 more than its final offering price, which is atypical. The board of review submitted seven comparable that were similar to the subject in location, design, age, dwelling size and features with the exception of their inferior unfinished basements. These comparables sold from June 2013 to October 2014 for prices ranging from \$385,000 to \$484,000 or from \$133.54 to \$171.75 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$398,637 or \$140.15 per square foot of living area including land. Giving some weight to the subject's sale price and some weight to the similar comparable sales submitted by the board of review, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, 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.



Chairman



Member



Member



Acting Member

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: \_\_\_\_\_

April 21, 2017



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.