



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

APPELLANT: Andrew Frankel  
DOCKET NO.: 14-02837.001-R-1  
PARCEL NO.: 20-08-328-010

The parties of record before the Property Tax Appeal Board are Andrew Frankel, the appellant; and the McHenry 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 **McHenry** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$34,000  
**IMPR.:** \$82,807  
**TOTAL:** \$116,807

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the McHenry 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 a two-story dwelling of frame construction with 3,482 square feet of living area. The dwelling was constructed in 2006 and is approximately 8 years old. Features of the home include a basement that is partially finished, central air conditioning, one fireplace and a three-car attached garage with 751 square feet of building area. The property has an 18,066 square foot site and is located in Cary, Algonquin Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings of frame or brick veneer construction that ranged in size from 2,764 to 3,100 square feet of living area. The comparables ranged in age from 20 to 24 years old. The appellant indicated that each comparable had central air conditioning, one fireplace and a two-car or a three-car garage. The sales occurred in August 2013 and November 2013 for prices ranging from \$280,000 to

\$325,000 or from \$91.35 to \$117.58 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$110,250.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$116,807. The subject's assessment reflects a market value of \$350,141 or \$100.56 per square foot of living area, land included, when using the 2014 three year average median level of assessment for McHenry County of 33.36% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information a grid analysis of the appellant's comparable sales and five comparable sales identified by the township assessor. The comparables identified by the assessor were improved with two-story dwellings that ranged in size from 2,819 to 3,368 square feet of living area. The dwellings ranged in age from 5 to 21 years old. Each comparable has a basement with three having finished area, each comparable has central air conditioning, each comparable has one or two fireplaces and each comparable has a garage ranging in size from 718 to 928 square feet of building area. The sales occurred from September 2012 to September 2014 for prices ranging from \$350,000 to \$420,000 or from \$114.01 to \$139.17 per square foot of living area, including land. The grid analysis included the four comparables identified by the appellant, which indicated that appellant's comparable #1 had 2,952 square feet of living area resulting in a unit price of \$106.70 per square foot of living area. The assessor made adjustments to all the comparables submitted by the parties for differences from the subject property to arrive at adjusted prices ranging from \$283,900 to \$414,600. The assessor was of the opinion that the indicated value for the subject property by the sales comparison approach was \$382,400.

### **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 nine comparable sales submitted by the parties. Less weight was given the comparable sale provided by the board of review that sold in September 2012 as this transaction did not occurred as proximate in time to the assessment date as the remaining comparable sales provided by the parties. The remaining comparables had varying degrees of similarity to the subject property with six of the dwellings being from approximately 12 to 16 years older than the subject dwelling. The comparable properties sold from May 2013 to September 2014 for prices ranging from \$280,000 to \$420,000 or from \$91.35 to \$139.17 per square foot of living area, including land. The subject's assessment reflects a market value of \$350,141 or \$100.56 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: November 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.