



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

APPELLANT: Steel City Properties, LLC
DOCKET NO.: 15-00400.001-R-1
PARCEL NO.: 30-07-18-205-005-0000

The parties of record before the Property Tax Appeal Board are Steel City Properties, LLC, 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 **A Reduction** 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: \$5,650
IMPR.: \$16,933
TOTAL: \$22,583

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 2015 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 frame dwelling that has 1,132 square feet of living area. The dwelling is 61 years old, having been built in 1955. The home has a concrete slab foundation, central air conditioning and a 440 square foot garage. The subject has a 6,970 square foot lot and is located in Joliet Township, Will County.

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 .30 to .64 of a mile from the subject property. The comparables consist of a split-level and three, one-story dwellings of frame or frame and brick exterior construction that were 50 to 62 years old. The homes range in size from 1,008 to 1,140 square feet of living area. Three of the comparables have full or partial basements, two of which have finished areas. Two of the homes have central air conditioning and each has a garage ranging in size from 240 to 520 square feet of building area. The

comparables sold between August 2014 and December 2014 for prices ranging from \$46,279 to \$60,000 or from \$44.74 to \$54.20 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$17,731 which would reflect a market value of approximately \$53,193 or \$46.99 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 \$32,800. The subject's assessment reflects a market value of \$98,647 or \$87.14 per square foot of living area, land included, when using the 2015 three year average median level of assessment for Will County of 33.25% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review submitted a memorandum and data gathered by James A. Brenzewski, Joliet Township Assessor. The assessor contended that the appellant presented only one sale from "the same neighborhood" and all of the sales were in 2014.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on four comparable sales "from the same neighborhood." The comparables consist of one-story dwellings of frame or masonry exterior construction that were 49 to 93 years old. The homes range in size from 720 to 1,170 square feet of living area, each comparable has a full unfinished basement, central air conditioning and a garage ranging in size from 276 to 576 square feet of building area. The comparables sold between June 2014 and November 2015 for prices ranging from \$105,100 to \$125,500 or from \$95.89 to \$166.53 per square foot of living area, including land.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board finds appellant's comparables #1, #2 and #4 along with each of the board of review comparables were superior to the subject in foundation with full or partial basements as compared to the subject's concrete slab. Therefore, the Board gives less weight to these comparables in its analysis.

The Board finds the best evidence of market value to be appellant's comparable sale #3. This most similar comparable lacks a basement like the subject, but is inferior to the subject since it lacks air conditioning. The comparable sold in December 2014 for \$55,500 or for \$54.20 per

square foot of living area, including land. The subject's assessment reflects a market value of \$98,647 or \$87.14 per square foot of living area, including land, which is above the best comparable sale in this record. Based on this evidence the Board finds a reduction in the subject's assessment is 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

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: August 18, 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.