



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

APPELLANT: Sherry Rasmussen
DOCKET NO.: 15-00532.001-R-1
PARCEL NO.: 16-05-23-205-026-0000

The parties of record before the Property Tax Appeal Board are Sherry Rasmussen, the appellant, by attorney William I. Sandrick of the Sandrick Law Firm LLC in South Holland; 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: \$31,981
IMPR.: \$118,977
TOTAL: \$150,958

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 is improved with a two-story dwelling of brick and construction with 3,421 square feet of living area. The dwelling was constructed in 2000 and is approximately 15 years old. Features of the home include a full basement with finished area, central air conditioning, one fireplace and a three-car garage. The property has a 34,697 square foot site and is located in Homer Glen, Homer Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$360,000 as of January 1, 2015. The appraisal was prepared by Scott A. Sieman, a certified residential real estate appraiser. In estimating the market value the appraiser developed the sales comparison approach to value using three comparable sales improved with one two-story dwelling and two one-story dwellings that ranged in size from 2,869 to 4,366 square feet of living area. The

dwellings ranged in age from 13 to 25 years old. Each comparable has a basement with one being finished, central air conditioning, one or two fireplaces and a three-car or a four-car garage. The sales occurred from January 2014 to December 2014 for prices ranging from \$336,000 to \$370,000 or from \$84.75 to \$117.44 per square foot of living area, including land. The appraiser made adjustments to the comparable sales for differences from the subject property to arrive at adjusted prices ranging from \$338,100 to \$369,400. Based on this analysis the appellant's appraiser arrived at an estimated market value of \$340,000. Based on this evidence the appellant requested the subject's assessment be reduced to \$119,988.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$150,958. The subject's assessment reflects a market value of \$454,009 or \$132.71 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 support of the assessment the board of review provided information on three comparable sales identified by the township assessor that were improved with two-story dwellings that ranged in size from 3,648 to 3,973 square feet of living area. The dwellings were constructed from 2001 to 2009. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a three-car garage ranging in size from 841 to 868 square feet of building area. One comparable has an in-ground swimming pool. The sales occurred from October 2013 to August 2014 for prices ranging from \$466,000 to \$585,000 or from \$127.74 to \$159.79 per square foot of living area, including land.

In rebuttal the township assessor asserted that appellant's appraisal sales #2 and #3 were one-story dwellings and located in a different subdivision than the subject property. The assessor also provided a map depicting the location of the comparable sales submitted by the parties in reference to the subject property.

The board of review requested no change in the subject's assessment.

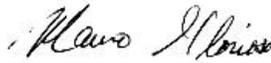
Conclusion of Law

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 Board finds the best evidence of market value to be the appellant's appraisal comparable sale #1 and the comparable sales submitted by the board of review. These comparables were most similar to subject property in location and style. These properties sold for prices ranging from \$338,000 to \$585,000 or from \$117.44 to \$159.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$454,009 or \$132.71 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Little weight was given the conclusion of value contained in the appellant's appraisal as

the appraiser relied on two sales that differed from the subject property in style and location. The Board further finds the fact the appellant's appraiser failed to use two sales identified by the township assessor that were located in the subject's subdivision and sold during 2014 detracts from the credibility of the report. 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: March 24, 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.