



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

APPELLANT: Lisa & Timothy Shannon
DOCKET NO.: 15-00597.001-R-1
PARCEL NO.: 07-01-33-311-025-0000

The parties of record before the Property Tax Appeal Board are Lisa and Timothy Shannon, 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: \$25,130
IMPR.: \$78,470
TOTAL: \$103,600

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 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 frame construction with 2,665 square feet of living area. The dwelling was constructed in 2002. Features of the home include a full unfinished basement, central air conditioning, one fireplace and a three-car attached garage. The property has a site that with approximately 10,375 square feet of land area and is located in Plainfield, Wheatland Township, Will County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on six comparable sales improved with two-story dwellings with vinyl or brick and vinyl exteriors that range in size from 2,630 to 2,880 square feet of living area. The dwellings range in age from 12 to 15 years old. Each comparable has a full basement with five having finished area, central air conditioning, one fireplace and a 2-car, 2.5-car or a 3-car garage. The comparables were reported to have sites ranging in size from approximately 10,000 to 11,920 square feet and were located within two blocks of the subject property. These

properties sold from August 2012 to October 2014 for prices ranging from \$260,000 to \$330,000 or from \$98.58 to \$120.58 per square foot of living area, including land. To document the sales the appellants provided a copy of the Multiple Listing Service (MLS) listing sheet for each property and a copy of the PTAX-203 Illinois Real Estate Transfer Declaration associated with each sale. Based on this evidence the appellants requested the subject's total assessment be reduced to \$93,300, which would reflect a market value of approximately \$279,900 or \$105.03 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 \$103,600. The subject's assessment reflects a market value of \$311,579 or \$116.92 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 its contention of the correct assessment the board of review submitted information on eight comparable sales improved with two-story dwellings of frame construction that range in size from 2,616 to 2,722 square feet of living area. The dwellings were constructed from 2000 to 2002. Each comparable has a basement with one having finished area, central air conditioning, one fireplace and a garage ranging in size from 472 to 788 square feet of building area. Each of the comparables has the same assessment neighborhood code as the subject property and is located from .15 of a mile to .29 of a mile from the subject property. The sales occurred from May 2015 to June 2016 for prices ranging from \$317,000 to \$340,000 or from \$116.89 to \$129.57 per square foot of living area, including land.

The board of review submission included comments from the Wheatland Township Assessor's office asserting that appellants' comparables #1, #4, #5 and #6 seem to be good comparables. It also asserted that appellants' comparables #2 and #3 back to power lines and railroad tracks and they would not be considered comparable.

The board of review requested no change be made to the assessment.

In rebuttal the appellants contend that all the sales provided by the board of review occurred in 2015 and 2016 and should be excluded. They also contend that each of the comparables provided by the board of review has a finished basement, which is not reflected on the grid submission. To support this statement the appellants provided copies of the MLS listing sheets for board of review comparables #2, #5, #6, #7 and #8.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on 14 comparable sales to support their respective positions. The Board gave less weight to appellants' comparables #1, #2, #4, and #6 due to the fact the sales occurred from approximately 18 months to 28 months prior to the assessment date at issue. The Board gave less weight to board of review comparable sales #1 through #5 as these sales occurred in 2016 from approximately 16 months to 18 months after the assessment date at issue. The five remaining sales submitted by the parties, appellants' comparables #3 and #5 as well as board of review comparables #6 through #8, were improved with two-story dwellings that ranged in size from 2,681 to 2840 square feet of living area. These homes were similar to the subject property in location, age and features with the exception four of the comparables have finished basements while the subject property has an unfinished basement and one comparable has a two-car garage while the subject has a three-car garage. These properties sold most proximate in time to the assessment date at issue from September 2014 to September 2015 for prices ranging from \$285,000 to \$325,000 or from \$100.35 to \$121.22 per square foot of living area, including land. The subject's assessment reflects a market value of \$311,579 or \$116.92 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 record the Board finds the subjects assessment is reflective of the property's market value. In conclusion, the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member

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: June 19, 2018



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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