



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

APPELLANT: Russell and Lisa Marzullo
DOCKET NO.: 15-05186.001-R-1
PARCEL NO.: 19-33-352-012

The parties of record before the Property Tax Appeal Board are Russell and Lisa Marzullo, the appellants; 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: \$17,673
IMPR.: \$65,941
TOTAL: \$83,614

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 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 dwelling of frame construction with 2,112 square feet of living area. The dwelling was constructed in 1987. Features of the home include a 2,104 square foot walkout basement with 1,052 square foot of finished area, central air conditioning, two fireplaces and an 884 square foot attached garage.¹ The property has a 50,965 square foot site and is located in Algonquin, McHenry Township, McHenry County.

The appellants contend assessment inequity as the basis of the appeal. In support of this argument the appellants submitted information on four equity comparables. The comparables had lot sizes ranging from 9,720 to 21,421 square feet of land area and land assessments ranging from \$14,583 or \$22,266 or from \$1.04 to \$1.50 per square feet of land area. The comparables

¹ The parties differ as to the size of the subject's basement, the amount of basement finished area and the size of the subject's garage. The Board finds the best evidence in this record is the sketch of the subject's improvements submitted by the board of review.

were improved with similar one-story dwellings that had varying degrees of similarity to the subject. The comparables had improvement assessments ranging from \$40,461 to \$50,129 or from \$23.07 to \$35.86 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$83,614. The subject property has a land assessment of \$17,673 or \$.35 per square foot of land area and an improvement assessment of \$65,941 or \$31.22 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on six equity comparables that were located in the "Edgewood Hills" neighborhood like the subject. The comparables had lot sizes ranging in size from 47,916 to 73,616 square feet of land area and land assessments of \$17,673 or \$17,674 or from \$.24 to \$.37 per square feet of land area. The comparables were improved with similar one-story dwellings that had varying degrees of similarity to the subject. The comparables had improvement assessments ranging from \$56,869 to \$119,762 or from \$31.23 to \$44.46 per square foot of living area.

The appellants submitted rebuttal critiquing the board of review's submission.

The board of review submitted surrebuttal which included a grid containing the appellants' comparables, as well as two of the board of review's comparables that have similar walkout basements like the subject.

Conclusion of Law

The taxpayers contend assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 a total of 10 comparables for the Board's consideration. The Board finds the best evidence of land assessment equity is the board of review's comparables. These comparables were most similar to the subject in location and size. The comparables had lot sizes ranging from 47,916 to 73,616 square feet of land area and land assessments of \$17,673 or \$17,674 or from \$.24 to \$.37 per square foot of land area. The subject's land assessment of \$17,673 or \$.35 per square foot of land area is supported by the land assessments of the best land comparables in this record. The Board gave less weight to the appellants' land comparables due to their significantly smaller lot sizes, when compared to the subject.

The Board finds the best evidence of improvement assessment equity is the appellants' comparable #4, as well as the board of review's comparables #1, #2 and #3. These comparables were similar to the subject in location, style, age, size and features. These comparables had improvement assessments that ranged from \$47,735 to \$84,135 or from \$23.07 to \$37.41 per square foot of living area. The subject's improvement assessment of \$65,941 or \$31.22 per

square foot of living area falls within the range established by the most similar improvement comparables in this record. The Board gave less weight to the parties' remaining comparables due to their difference in size when compared to the subject. Based on this record the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which exists on the basis of the evidence.

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(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) 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



Acting 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: February 20, 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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