



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

APPELLANT: Vijay Patel  
DOCKET NO.: 15-06717.001-R-1  
PARCEL NO.: 30-07-13-107-019-0000

The parties of record before the Property Tax Appeal Board are Vijay Patel, the appellant, by Jessica Hill-Magiera, Attorney at Law, in Lake Zurich; 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:** \$ 5,800  
**IMPR.:** \$13,533  
**TOTAL:** \$19,333

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 exterior construction that has 1,200 square feet of living area. The dwelling was built in 1947 and is situated on a concrete slab foundation. The subject has a 9,148 square foot site. The subject property is located in Joliet Township, Will County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a "Property Tax Analysis" of six comparable sales. Neither the name nor the professional credentials of the person(s) who prepared the analysis was disclosed. The comparables are located from .19 to .59 of a mile from the subject property. The comparables are comprised of one-story dwellings of unknown exterior construction that were built from 1940 to 1958. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 1,090 to 1,260 square feet of living area, but their site sizes were not disclosed. The comparables sold from

March 2014 to December 2014 for prices ranging from \$25,000 to \$61,000 or from \$19.84 to \$54.46 per square foot of living area including land. The analysis included "Property Equalization Values" (adjustments) to the comparables for sale date, land, age, square footage, fireplaces, central air conditioning, and garages. No explanation pertaining to the calculation of the adjustment amounts was provided. Based on the Property Equalization Values, the analysis conveys a value estimate for the subject property of \$38,131 or \$31.78 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,000. The subject's assessment reflects an estimated market value of \$72,180 or \$60.15 per square foot of living area including land when applying Will County's three-year average median level of assessment of 33.25%.

In support of the subject's assessment, the board of review submitted a letter from the township assessor addressing the appeal and four comparable sales. The comparable sales are located in the same subdivision as the subject. The comparables are composed of one-story dwellings of frame exterior construction that were from 67 to 97 years old. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 1,040 to 1,268 square feet of living area and are situated on sites that contain from 7,405 to 25,700 square feet of land area. The comparables sold from January 2014 to August 2015 for prices ranging from \$71,000 to \$108,000 or from \$65.36 to \$96.15 per square foot of living area including land.

With respect to the appellant's evidence, the township assessor claimed the comparables used by the appellant were foreclosures in disrepair and comparable #2 re-sold in 2016 for \$96,000. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Under rebuttal, the appellant argued that the Property Tax Appeal Board shall consider compulsory sales pursuant to Section 16-183 of the Property Tax Code (35 ILCS 200/16-183). The appellant argued each of the board of review comparables have basements and garages, superior to the subject.

The appellant further argued the Property Tax Appeal Board has used an analysis system that looks at the range of sale price per square footage of comparable sales that it deems to be best, "without any equalizations." However, appellant's counsel contends using this method does not take into account the fundamental concept of using a median sale price per square foot to determine market value. The appellant's counsel argued that if just one comparable sale is above the subject's value per square foot, the Property Tax Appeal Board has decided that the subject property is fairly assessed without regard to the number of the best comparable sales or the median sale price per square foot of those comparable sales. The appellant calculated the median sale price of the best comparables was \$26.13 per square foot of living area including land whereas the subject has an estimated market value of \$60.01 per square foot of living area including land. The appellant argued that using the median sale price per square foot is more accurate and should be the standard practice for determining fair market value. However, the appellant argued its comparable sales #1 through #4 are the best comparables and requested an alternative market value for the subject of \$57,079 or \$47.57 per square foot of living area including land or an assessment of \$19,025.

### **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.

As an initial matter, the Property Tax Appeal Board gave no weight to the appellant's argument that the Board should adopt the standard practice of using the median sale price per square foot of living area including land of those comparables deemed best in determining fair market value because it is a more accurate method. The decision of the Property Tax Appeal Board must be based upon equity and the weight of evidence, not the simplistic statistical formula of using the median sale price per square foot of living area including land of those comparables determined to be most similar to the subject. (35 ILCS 200/16-185; Commonwealth Edison Co. v. Property Tax Appeal Board, 102 Ill. 2d 443 (1984); Mead v. Board of Review, 143 Ill.App.3d 1088, 1095, 98 Ill.Dec. 244, 494 N.E.2d 171 (1986)).

The parties submitted ten comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the board of review. All the comparables have superior basements and garages when compared to the subject. The Board finds the comparables submitted by the appellant were more similar when compared to the subject in location, design, age, dwelling size and most features. These comparables sold from March 2014 to December 2014 for prices ranging from \$25,000 to \$61,000 or from \$19.84 to \$54.46 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$72,180 or \$60.15 per square foot of living area including land, which falls above the range established by the most similar comparable sales contained in this record. Based on this record, the Board finds the subject's assessment is excessive.

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: April 17, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Patel Vijay, by attorney:  
Jessica Hill-Magiera  
Attorney at Law  
790 Harvest Drive  
Lake Zurich, IL 60047

COUNTY

Will County Board of Review  
Will County Office Building  
302 N. Chicago Street  
Joliet, IL 60432