



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

APPELLANT: Steven Sucic
DOCKET NO.: 15-06730.001-R-1
PARCEL NO.: 21-14-01-106-040-0000

The parties of record before the Property Tax Appeal Board are Steven Sucic, the appellant, 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: \$5,472
IMPR.: \$17,237
TOTAL: \$22,709

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 2014 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 1,092 square feet of living area. The dwelling was constructed in 1954. Features of the home include a concrete slab foundation and a 280 square foot detached garage. The property has a 7,718 square foot site and is located in Park Forest, Monee Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on the recent purchase price of the subject property and also on seven comparable sales, where itemized comparable #1 was the subject property, to assert that the subject property was overvalued based on its assessment.

As to the sale of the subject, the appellant submitted evidence disclosing the subject property was purchased on August 1, 2012 for a price of \$48,000. The appellant completed Section IV – Recent Sale Data reporting the property was sold by Bradley Higgins, the parties were not

related, and a Realtor was involved with a listing on the Multiple Listing Service for a period of 78 days. In further support a copy of the Settlement Statement was submitted; the document reflected the payment of two brokers' fees. The Multiple Listing Service data sheet for the property also set forth that the property was available for conventional financing with an original asking price of \$59,990 which had been reduced to \$53,990 prior to the sale transaction.

As to comparable sales, the appellant submitted a limited analysis of seven properties where comparable #1 was the subject property. The comparables were described as one-story homes located within .81 of a mile of the subject property. The homes were built between 1953 and 1956 and contain 1,092 square feet of living area with concrete slab foundations. Two of the comparables have central air conditioning and five of the comparables have a garage ranging in size from 240 to 440 square feet of building area. The comparable properties sold between May 2013 and December 2013 for prices ranging from \$18,750 to \$31,000 or from \$17.17 to \$28.39 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect a market value of \$24,119 at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total equalized assessment for the subject of \$22,709.¹ The subject's assessment reflects a market value of \$68,298 or \$62.54 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 prepared by the Monee Township Assessor's Office. As to the 2012 sale of the subject, the assessor contends that this sale is not recent as of the assessment date at issue of January 1, 2015. Additionally, the assessor contends that sales #3, #4, #5, #7 and #8 presented by the appellant were Special Warranty Deed, Bank REO and/or situations where the seller/buyer was a financial institution. The assessor contends "these sales are not market sales and were not solely used by the Assessor to determine the value for the subject property." The assessor also contends that the "condition" of some of these comparable sales presented by the appellant would not be comparable to the subject as foreclosures, "sold as is" and/or had a driveway encroachment issue. The data indicated that appellant's comparable #2 sold in October 2015 for \$45,000.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on three comparable sales of one-story frame dwellings that were built between 1952 and 1956. The homes contain either 1,092 to 1,144 square feet of living area. Each of the comparables has central air conditioning and a garage ranging in size from 320 to 360 square feet of building area. The properties sold in March 2014 or February 2015 for prices ranging from \$75,000 to \$111,161 or from \$65.56 to \$101.80 per square foot of living area, including land.

¹ A memorandum from the assessor and the Notes on Appeal both indicate that an equalization factor of 1.0140 was applied for "all similar properties of this neighborhood and was applied by the Supervisor of Assessments of Will County."

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

The parties submitted evidence of the 2012 sale of the subject along with a total of ten comparable sales to support their respective positions before the Property Tax Appeal Board with two sales of appellant's comparable sale #2. The Board has given little weight to the 2012 sale of the subject property as the sale is remote in time to the valuation date at issue of January 1, 2015. Similarly, the 2013 sales of appellant's comparables #2 through #8 are also more remote in time to the valuation date at issue. As to the appellant's comparable sale #1, no consideration has been given by the Board to this property which is merely a duplicate of the subject property.

The Board finds the best evidence of market value to be the 2015 sale price of appellant's comparable sale #2 along with the board of review comparable sales. These four properties all sold between March 2014 and October 2015 for prices ranging from \$45,000 to \$111,161 or from \$41.21 to \$101.80 per square foot of living area, including land. The subject's equalized assessment reflects a market value of \$68,298 or \$62.54 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. After considering adjustments and the differences in the four best suggested comparables in the record when compared to the subject property, the Board finds the subject's assessment is not excessive and 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. 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



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: November 21, 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 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

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