



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

APPELLANT: American Homes 4 Rent
DOCKET NO.: 16-00195.001-R-1
PARCEL NO.: 06-31-477-006

The parties of record before the Property Tax Appeal Board are American Homes 4 Rent, the appellant, by attorney Michael R. Davies of the Law Offices of Michael R. Davies, Ltd., in Oak Lawn; and the Boone 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 **Boone** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 8,333
IMPR.: \$38,334
TOTAL: \$46,667

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Boone County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2016 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 two-story dwelling that has 2,492 square feet of living area. The dwelling was constructed in 2007. Features include four bedrooms and three bathrooms. Neither party disclosed the subject's exterior construction, foundation type or features such as central air conditioning, fireplace(s) or a garage. The subject has an 13,752-square foot site. The subject property is located in Bonus Township, Boone County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation claim, the appellant submitted limited descriptive information for 11 comparable sales that were reported to be located from .03 to .26 of a mile from the subject.¹ However, comparable #1 was the subject property. The remaining

¹ The Board requested the appellant to complete the grid analysis in Section V of the appeal petition. The appellant failed to comply with the Board's request.

10 comparables were reported to consist of two-story dwellings that were built from 2001 to 2008. The comparables have three or four bedrooms and two or three bathrooms. The appellant failed to disclose the comparables' exterior construction, foundation type or features such as central air conditioning, fireplaces or garages. The dwellings were reported to range in size from 2,608 to 3,200 square feet of living area and have sites that range in size from 10,001 to 14,270 square feet of land area. The comparables sold from March 2013 to July 2015 for prices ranging from \$12,100 to \$152,000 or from \$4.63 to \$52.65 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 \$51,546. The subject's assessment reflects an estimated market value of \$153,639 or \$61.65 per square foot of living area including land when applying the 2016 three-year average median level of assessment for Boone County of 33.55%.

In support of the subject's assessment, the board of review submitted a recommendation from the multi-township assessor, Kathi Hendrickson. The assessor argued most of the comparisons supplied by the appellant are "non valid" sales. "We have 10 sales between 2300/2500 SQ FT. Appellant used sales all over 2500 SQ FT. Our median is \$155,00 with \$5,120 of finished basement value. We stand by our original evidence and values placed on this property." The board of review did not submit any comparable sales for the Board's consideration. Based on this evidence, 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted 10 comparable sales for the Board's consideration. The Board gave less weight to seven comparables submitted by the appellant. Four comparables have considerably larger dwellings when compared to the subject. Five comparables sold in 2013, which are dated and less reliable indicators of market value as of the January 1, 2016 assessment date. Finally, the Board finds appellant's comparable #8 is an outlier due to its low sale price in relation to the other remaining more similar comparable sales contained in the record. The Board finds comparables #5, #6, and #7 submitted by the appellant are most similar when compared to the subject in location, land area, design, age, dwelling size and features. They sold from September 2014 to July 2015 for prices ranging from \$121,000 to \$139,000 or from \$42.53 to \$51.34 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$153,639 or \$61.65 per square foot of living area including land, which falls above the range established by the most similar comparables contained in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, a reduction in the subject's assessment is warranted.

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

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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APPELLANT

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COUNTY

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