



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

APPELLANT: AMH 2014-2 Borrower LLC
DOCKET NO.: 16-00624.001-R-1
PARCEL NO.: 06-03-24-204-024-0000

The parties of record before the Property Tax Appeal Board are AMH 2014-2 Borrower LLC, the appellant, by attorney Michael R. Davies of the Law Offices of Michael R. Davies, Ltd. in Oak Lawn; 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: \$15,689
IMPR.: \$53,236
TOTAL: \$68,925

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant 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 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 of frame exterior construction with 1,998 square feet of living area. The dwelling was constructed in 2002. Features of the home include a full basement, central air conditioning and a 483 square foot garage. The property has a 9,020 square foot site and is located in Joliet, Plainfield Township, Will 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 four comparable properties. The appellant did not disclose the comparables' proximity to the subject, exterior construction and foundation type. The comparables consist of two-story dwellings. The dwellings were built from 2005 to 2008 and range in size from 1,798 to 2,076 square feet of living area. The comparables each have central air conditioning and a garage ranging in size from 440 to 472 square feet of building area. The

comparables sold in April or May 2016 for prices ranging from \$145,604 to \$189,000 or from \$73.72 to \$100.16 per square foot of living area, land included. 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 \$68,925. The subject's assessment reflects a market value of \$207,231 or \$103.72 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Will County of 33.26% as determined by the Illinois Department of Revenue.

The board of review submitted a letter from the Plainfield Township Assessor's Office along with additional data. The assessor claims the appellant's comparables #1 and #4 are duplexes while the subject is a single-family home and comparables #2 and #3 are located outside of the subject's subdivision. The assessor disclosed the subject is also assessed for 2016 below the subject's dated December 2012 sale price of \$210,000 or \$105.11 per square foot of living area, including land.

In support of its contention of the correct assessment, the board of review submitted information on seven comparable sales located in the same subdivision as the subject property. The comparables consist of two-story dwellings of frame exterior construction built from 2001 to 2003. The dwellings range in size from 1,552 to 2,150 square feet of living area and are situated on sites containing from 7,900 to 13,541 square feet of land area. Each comparable has a basement, central air conditioning and three comparables have a fireplace. The comparables each have a garage ranging in size from 400 to 640 square feet of building area. The comparables sold from March 2015 to June 2016 for prices ranging from \$192,000 to \$234,900 or from \$89.30 to \$144.91 per square foot of living area, including land. 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 did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted 11 suggested comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant since the appellant provided limited specifics regarding the comparables' locations, exterior construction and foundation type for a comparative analysis, which detracts from the weight of the evidence. The Board also gave less weight to board of review comparables #2, #3, #4 and #7 due to their smaller dwelling sizes when compared to the subject. The Board gave little weight to the subject's reported December 2012 sale price, as it is dated and less likely to reflect the subject's market value as of the January 1, 2016 assessment date. Moreover, the board of review provided no evidence that the sale in 2012 was an arm's-length transaction.

The Board finds the best evidence of market value to be the remaining three comparables submitted by the board of review. These comparables are most similar to the subject in location, size, design, age and features. These comparables sold in May 2015 or June 2016 for prices ranging from \$192,000 to \$231,900 or from \$89.30 to \$116.07 per square foot of living area, including land. The subject's assessment reflects a market value of \$207,231 or \$103.72 per square foot of living area, including land, which falls within the range established by the best comparable sales in this 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 supported. Therefore, no 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



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: May 21, 2019



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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