



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

APPELLANT: American Homes 4 Rent Pro
DOCKET NO.: 16-00634.001-R-1
PARCEL NO.: 06-03-28-308-003-0000

The parties of record before the Property Tax Appeal Board are American Homes 4 Rent Pro, 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: \$14,761
IMPR.: \$45,092
TOTAL: \$59,853

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 part two-story and a part one-story dwelling of frame exterior construction with 1,624 square feet of living area. The dwelling was constructed in 2000. Features of the home include a slab foundation¹, central air conditioning, a fireplace and a 420 square foot garage. The property has an 8,140 square foot site² and is located in Plainfield, Plainfield Township, Will County.

¹ The appellant's grid analysis was void of some pertinent descriptive data, which was drawn from the evidence provided by the board of review.

² The parties differ slightly as to the size of the subject's site. The Board finds the discrepancy will not impact the Board's decision in this appeal.

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 Board requested that the appellant complete the grid analysis in Section V of the appeal petition. The appellant failed to comply with the Board's request and failed to disclose the comparables' proximity to the subject, design, exterior construction and foundation type. Three comparables were described as having a two-story dwelling. The appellant did not disclose the design of the remaining comparable. The dwellings were built in 1998 or 1999. The dwellings range in size from 1,382 to 1,668 square feet of living area. One comparable has central air conditioning. Two comparables have a garage, one of which has 380 square feet of building area. The appellant did not disclose the size of the other garage. The comparables sold in January or May 2016 for prices ranging from \$136,100 to \$180,000 or from \$81.59 to \$126.13 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 \$59,853. The subject's assessment reflects a market value of \$179,955 or \$110.81 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 board of review grid analysis disclosed the subject's sale in October 2015 for a price of \$126,000 or \$77.59 per square foot of living area, including land. The assessor claims that the appellant's comparables #1, #2 and #3 are duplexes while the subject is a single-family home. The assessor asserts the subject is assessed below the appellant's comparable #4 and all of the assessor's comparables.

In support of its contention of the correct assessment, the board of review submitted information on six comparable sales located in the same neighborhood code as the subject property as defined by the local assessor. The comparables consist of part two-story and part one-story dwellings of frame exterior construction built in 1998 or 1999. The dwellings range in size from 1,472 to 1,722 square feet of living area and are situated on sites containing from 7,856 to 11,320 square feet of land area. The comparables each have a full basement, central air conditioning and two comparables have a fireplace. Each comparable has garage ranging in size from 380 to 440 square feet of building area. The comparables sold from February 2015 to March 2016 for prices ranging from \$184,000 to \$206,500 or from \$112.08 to \$132.03 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 ten suggested comparable sales for the Board's consideration. The Board gave less weight to the comparables submitted by the appellant since the appellant's attorney failed to provide specifics regarding the comparables locations, design, exterior construction and foundation type for a comparative analysis, which detracts from the weight of the evidence. Additionally, the appellant's comparables #1, #2 and #3 are dissimilar duplex designs unlike the subject. The Board gave less weight to the subject's reported 2015 sale as the parties provided no evidence that the sale was an arms-length transaction.

The Board finds the best evidence of market value to be the comparables submitted by the board of review. These six comparables are most similar to the subject in location, size, design, age and features, however these comparables have full basements compared to the subject's slab foundation. These comparables sold from February 2015 to March 2016 for prices ranging from \$184,000 to \$206,500 or from \$112.08 to \$132.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$179,955 or \$110.81 per square foot of living area, including land, which falls below the range established by best comparable sales in this record and appears to be reasonable considering its inferior slab foundation. 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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