



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

APPELLANT: AMH 2014-2 Borrower LLC  
DOCKET NO.: 16-00793.001-R-1  
PARCEL NO.: 05-06-04-114-019-0000

The parties of record before the Property Tax Appeal Board are AMH 2014-2 Borrower LLC, the appellant, by attorney Michael R. Davies, of Ryan Law LLP in Chicago; 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:** \$11,700  
**IMPR.:** \$48,500  
**TOTAL:** \$60,200

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 construction with 2,408 square feet of living area. The dwelling was built in 2004. Features of the home include a partial basement with crawl space area, central air conditioning and a 420 square foot garage. The property has a 7,676 square foot site and is located in Troy Township, Will County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted limited evidence of four comparable sales. The comparables ranged in size from 2,298 to 2,674 square feet of living area and contained central air conditioning. One comparable contained a fireplace and three comparables featured a garage ranging from 441 to 523 square feet of building area and one comparable had a car port. Appellant's counsel did not disclose neighborhood code, proximity to subject, design for two comparables, exterior construction or basement area. The comparables sold from February 2016 to May 2016 for prices ranging from

\$125,000 to \$265,000 or from \$48.60 to \$99.10 per square foot of living area, including land. Based on this limited 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 \$60,200. The subject's assessment reflects a market value of \$180,998 or \$75.17 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.

Initially in response to the appeal, the board of review requested dismissal of the appeal since the appellant failed to comply with the Property Tax Appeal Board's request for additional information. Further, the board of review requested an increase in the subject's assessment.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales identified by the township assessor improved with two-story dwellings of frame construction containing from 2,324 to 2,466 square feet of living area. The dwellings were built from 2001 to 2004 with features that include partial basements, central air conditioning and a garage ranging from 500 to 786 square feet of building area. One comparable has a fireplace. The comparable properties sold from December 2014 to August 2015 for prices ranging from \$204,320 to \$227,000 or from \$82.85 to \$95.14 per square foot of living area, including land.

Based on the foregoing evidence and argument, the board of review requested an increase in 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 seven comparable sales to support their respective positions before the Property Tax Appeal Board.

The Board gave little weight to the appellant's comparables based on the limited descriptive information provided. The Board finds the best evidence of market value in the record to be comparable sales #2 and #3 submitted by the board of review. These comparables were generally similar to the subject in location, style, construction, features and/or age. These properties also sold proximate in time to the assessment date at issue. These comparables sold in June 2015 and August 2015 for prices of \$215,000 and \$204,320 or for \$92.51 and \$82.85, respectively, per square foot of living area, including land. The subject's assessment reflects a market value of \$180,998 or \$75.17 per square foot of living area, land included, which is below 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 the best comparable sales in the record, the Property Tax Appeal Board finds that the subject is not overvalued and no reduction nor increase in the assessment of the subject property 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.

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Chairman



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Member



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Member

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Member



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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 19, 2019



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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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