



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

APPELLANT: American Homes 4 Rent Pro  
DOCKET NO.: 16-00824.001-R-1  
PARCEL NO.: 06-03-33-406-003-0000

The parties of record before the Property Tax Appeal Board are American Homes 4 Rent Pro, the appellant, by attorney Michael R. Davies, of 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:** \$17,139  
**IMPR.:** \$48,627  
**TOTAL:** \$65,766

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 2,188 square feet of living area. The dwelling was constructed in 1999. Features of the home include a partial unfinished basement, central air conditioning and a 462 square foot garage. The property has an 8,900 square foot site and is located in Plainfield, Plainfield Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted limited information on four comparable sales in the Section V grid analysis of the appeal petition describing comparables #1, #2 and #3 as two-story dwellings. While the appellant was requested to provide additional information to complete the appeal, by letter dated August 10, 2017 by the Property Tax Appeal Board, the appeal was accepted, and the board of review was simultaneously, but separately, notified of its duty to respond to the appeal within 90 days. The comparables were built from 1995 to 2000 and range in size from 1,982 to 2,213

square feet of living area. The comparables each have central air conditioning. The appellant reported that the garages range in size from 120 to 315 square feet of building area. Comparables #1 and #3 each have a fireplace. The sales occurred from October 2015 to March 2016 for prices ranging from \$198,000 to \$217,500. The appellant requested the subject's total assessment be reduced to \$63,677.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,766. The subject's assessment reflects a market value of \$197,733 or \$90.37 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 and township assessor both suggested dismissal of the appeal since the appellant failed to comply with the Property Tax Appeal Board's request for additional information. Furthermore, since the incomplete checklist suggested that section V be completed and/or property record cards be submitted and the appellant failed to provide sufficient information to prove the properties listed are comparable to the subject, therefore, the appellant's comparables should hold no weight in determining value.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales identified by the township assessor. The three comparables are improved with two-story dwellings of frame exterior construction. The comparables range in size from 1,941 to 2,170 square feet of living area and were located within the subject's subdivision. The dwellings were constructed in 1997 or 2000 with a full or partial basement, central air conditioning and a garage ranging in size from 420 to 462 square feet of building area. One comparable also has a fireplace. These properties sold from June 2015 to December 2015 for prices ranging from \$204,900 to \$235,000 or from \$100.94 to \$118.50 per square foot of living area, land included.

Based on the foregoing evidence and argument, the board of review requested an increase in the assessment of the subject property to reflect the median sales price or a new total assessment of \$78,980 which would reflect a market value of \$237,462 or \$108.53 per square foot of living area, including land.

### **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 Board finds the best evidence of market value in the record to be the three comparable sales submitted by the board of review. These comparables were similar to the subject in location, style, dwelling size, construction, age and features. These properties also sold proximate in time to the assessment date at issue. The comparables sold from June 2015 to December 2015 for

prices ranging from \$204,900 to \$235,000 or from \$100.94 to \$118.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$197,733, which is below the range established by the best comparable sales in this record. Little weight was given the appellant's evidence as it contained little descriptive information about the dwellings to allow the Property Tax Appeal Board to conduct a meaningful comparative analysis of the comparable sales to the subject property.

As to the board of review request to increase the subject's assessment based upon the median of the three recent sales, the Property Tax Appeal Board finds the subject's current total assessment of \$65,766 is within the total assessments of the board of review comparable sales. Although the Will County Board of Review has requested an increase in the subject's total assessment to \$78,980 which would raise the estimated market value of the subject to \$237,462 this would place the subject substantially above the estimated market value of the three comparables presented by the board of review as depicted in the grid analysis; the comparables have estimated market values based upon their assessments ranging from 186,206 to \$202,453. As is depicted in the grid analysis, each of these three comparable sales is under-valued based upon their respective recent sales prices.

On this record, the Property Tax Appeal Board finds that the subject is not overvalued and no reduction 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



\_\_\_\_\_  
Member

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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: August 20, 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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