



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

APPELLANT: American Homes 4 Rent Pro  
DOCKET NO.: 16-00843.001-R-1  
PARCEL NO.: 06-03-30-104-070-0000

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:** \$14,904  
**IMPR.:** \$53,840  
**TOTAL:** \$68,744

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 2,278 square feet of living area. The dwelling was constructed in 2005. Features of the home include a full basement, central air conditioning and a 462 square foot garage. The property has an 8,900 square foot site and is located in Plainfield Township, Will County.

The appellant marked comparable sales as the basis of the appeal. In support of this argument the appellant submitted limited information on four purported comparable sales that sold in March 2016 for prices ranging from \$187,354 to \$230,000.

The appellant requested the subject's assessment be reduced to \$66,560.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$68,744. The subject's assessment reflects a market value of \$206,687 or \$90.73 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 subject has an improvement assessment of \$53,840 or \$23.63 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales. The comparables are improved with two-story dwellings of frame exterior construction that range in size from 2,194 to 2,399 square feet of living area. The homes were built from 2002 to 2004. Each comparable has a full or partial basement, central air conditioning and a garage of either 420 or 441 square feet of building area. The sales occurred from April to August 2015 for prices ranging from \$223,000 to \$252,500 or from \$101.64 to \$105.25 per square foot of living area, land included. The comparables have total assessments ranging from \$68,752 to \$73,032 and improvement assessments ranging from \$24.23 to \$24.61 per square foot of living area.

Based on this evidence, the board of review requested the subject's total assessment be increased to \$79,654 and the improvement assessment be increased to \$64,750 or \$28.42 per square foot of living area.

### **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 record contains seven sales submitted by the parties to support their respective positions. Less weight was given the appellant's comparables due to the lack of descriptive information about the style and/or features of the homes to allow a more meaningful comparative analysis. Nevertheless, the appellant's comparables sold for prices ranging from \$187,354 to \$230,000, including land. More weight was given the board of review comparables due to more complete descriptive data. These properties were relatively similar to the subject and sold for prices ranging from \$223,000 to \$252,500 or from \$101.64 to \$105.25 per square foot of living area, including land. The subject's assessment reflects a market value of \$206,687 or \$90.73 per square foot of living area, including land, which is below both the overall price range and the range on a square foot basis established by the best descriptive comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is not justified based on overvaluation.

The Board denies the board of review request to increase the subject's assessment as the evidence disclosed there exists a practical uniformity of assessments between the comparables presented by the board of review and the subject property. (See Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960)). The board of review comparables have improvement assessments ranging

from \$24.23 to \$24.61 per square foot of living area. The subject's improvement assessment is \$23.63 per square foot of living area, slightly below the board of review comparables. Increasing the subject's assessment as requested by the board of review would result in an inequitable assessment of the subject property in contrast with the assessments of the comparables provided by the board of review.

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: November 17, 2020



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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

American Homes 4 Rent Pro, by attorney:  
Michael R. Davies  
Ryan Law LLP  
311 South Wacker Drive  
Mailbox #29  
Chicago, IL 60606

COUNTY

Will County Board of Review  
Will County Office Building  
302 N. Chicago Street  
Joliet, IL 60432