



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

APPELLANT: 412 Bruce Road Land Trust  
DOCKET NO.: 16-00864.001-R-1  
PARCEL NO.: 11-04-35-101-006-0000

The parties of record before the Property Tax Appeal Board are 412 Bruce Road Land Trust, 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:** \$2,539  
**IMPR.:** \$34,852  
**TOTAL:** \$37,391

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 1880 square feet of living area. The dwelling was constructed in 2009. Features of the home include a partial finished basement, central air conditioning, a fireplace and a 400 square foot garage. The property has a 7,920 square foot site and is located in Lockport, Lockport 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. 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 sales occurred in December 2015 and May

2016 for prices ranging from \$38,500 to \$115,000. The appellant requested the subject's total assessment be reduced to \$36,203.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$37,391. The subject's assessment reflects a market value of \$112,420 or \$59.80 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 suggested dismissal of the appeal since the appellant failed to comply with the Property Tax Appeal Board's request for additional information.

In support of its contention of the correct assessment, the board of review submitted detailed information on three comparable sales identified by the township assessor and that were also submitted by the appellant. The appellant purportedly submitted four comparable sales, but comparable #2 is a 400 square foot detached garage included with comparable sale #1. The three comparables are improved with one-story dwellings of frame or brick exterior construction. The comparables contain 748 or 1,232 square feet of living area. The dwellings were constructed from 1914 to 1955. Two comparables have a basement and two comparables have central air conditioning. Each comparable has a garage ranging in size from 308 to 576 square feet of building area. These properties sold in December 2015 and May 2016 for prices ranging from \$38,500 to \$115,000 or from \$51.47 to \$93.34 per square foot of living area, land included. The board of review disclosed that the subject property sold in February 2013 for \$235,000 or \$125.00 per square foot of living area, land included. The board of review requested that the assessment be confirmed.

### **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 information on a total of three suggested comparable sales for the Board's consideration. The Board finds that all of the comparables were substantially inferior to the subject in age, dwelling size and features. Although none of the comparables were particularly similar to the subject, the comparables sold for prices ranging from \$38,500 to \$115,000 or from \$51.47 to \$93.34 per square foot of living area, including land. The subject's assessment reflects a market value of \$112,420 or \$59.80 per square foot of living area, including land, which is within the range established by the comparable sales in this record. In addition, the subjects February 2013 sale of \$235,000, which is dated, supports the subjects estimated market value as reflected by its assessment.

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Based 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: September 17, 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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