



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

APPELLANT: American Homes 4 Rent Pro
DOCKET NO.: 16-00894.001-R-1
PARCEL NO.: 21-14-21-349-024-0000

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: \$ 9,616
IMPR.: \$44,049
TOTAL: \$53,665

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 part one-story dwelling of frame construction with 2,412 square feet of living area. The dwelling was constructed in 2003. Features of the home include a basement, central air conditioning and a 484 square foot garage. The property has a 12,334 square foot site and is located in Monee, Monee Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis of four comparable sales with limited descriptive information. The comparables were described as a one-story and three, two-story dwellings that were built between 1992 and 2007. The homes range in size from 2,050 to 2,647 square feet of living area. Each dwelling has central air conditioning and an attached garage ranging in size from 189 to 619 square feet of building area. Two of the comparables each have a fireplace. The

comparables sold between February and May 2016 for prices ranging from \$156,000 to \$230,000. Based upon this evidence, the appellant requested the subject's total assessment be reduced to \$51,960 which would reflect a market value of approximately \$155,880.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$53,665. The subject's assessment reflects a market value of \$161,350 or \$66.89 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.

In response to the appellant's evidence, the board of review through the township assessor noted that only appellant's comparable #1 was located in the subject's subdivision, however, this sale was transferred by Special Warranty Deed as a Bank REO (real estate owned) property after having been advertised. The appellant's remaining comparables are not in the subject's subdivision according to the township assessor.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales each improved with a part two-story and part one-story dwelling that was built between 1997 and 2003. The homes range in size from 1,751 to 2,618 square feet of living area and feature a basement with one being partially finished, central air-conditioning and a garage ranging in size from 440 to 485 square feet of building area. One comparable also has a fireplace. These properties sold from July 2014 to September 2016 for prices ranging from \$165,000 to \$183,000 or from \$63.03 to \$99.94 per square foot of living area, including land.

Based on the foregoing evidence and argument, 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 a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2, #3 and #4 due to their locations in subdivisions other than the subject's subdivision. The Board has also given reduced weight to board of review comparables #3 and #4 due to differences in date of sale and dwelling size, respectively.

The Board finds the best evidence of market value to be appellant's comparable sale #1 along with the board of review comparable sales #1 and #2. These comparables were similar to the subject in location, age, size, design and/or features. These most similar comparables sold between October 2015 and September 2016 for prices ranging from \$156,000 to \$168,000, including land. The subject's assessment reflects a market value of \$161,350, including land,

which is within the range established by the best comparable sales in this record. After considering adjustments for differences in the comparables when compared to the subject and based on this evidence, the Board finds a reduction in the subject's assessment is not justified.

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: August 20, 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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