



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

APPELLANT: American Residential Leasing Co., LLC  
DOCKET NO.: 16-01024.001-R-1  
PARCEL NO.: 21-14-13-401-032-0000

The parties of record before the Property Tax Appeal Board are American Residential Leasing Co., 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:** \$4,941  
**IMPR.:** \$26,539  
**TOTAL:** \$31,480

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 part split-level and part one-story dwelling of frame exterior construction with 1,536 square feet of living area. The dwelling is approximately 43 years old. Features of the home include a full finished basement, central air conditioning and a 440 square foot garage. The property has an 8,928-square foot site and is located in University Park, Monee Township, Will County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant partially completed Section IV of the Residential Appeal petition indicating the subject property was purchased in February 2013 from "Federal National" for a price of \$44,000. The appeal was returned for being incomplete. While the appellant was requested to provide additional information to complete the appeal by letter dated November 30, 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. Based on this limited recent sale evidence, the appellant requested a reduction in the subject's assessment to reflect the 2013 purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$31,480. The subject's assessment reflects a market value of \$94,648 or \$61.62 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 support of its contention of the correct assessment, the board of review submitted information on four comparable sales identified by the township assessor improved with part split-level and part one-story dwellings of frame construction ranging in size from 1,536 to 1,557 square feet of living area. The dwellings are 43 or 48 years old and feature a basement with a finished area, central air conditioning and a garage ranging in size from 440 to 461 square feet of building area. Three comparables also have a fireplace. These properties sold from December 2015 to August 2016 for prices ranging from \$90,000 to \$145,000 or from \$58.18 to \$94.40 per square foot of living area, land included. The board of review also submitted property record cards for the subject property and the four comparables, three PTAX-203 forms for the three times this property sold and a brief prepared by the Monee Township Assessor in support of the subject's assessment.

Based on the foregoing evidence and argument, the board of review requested confirmation of the subject property'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 Board gave no weight to the subject's February 2013 sale. The Board finds there was no evidence presented by the appellant that the sale meets the key fundamental elements of an arm's-length transaction to be considered reflective of market value. The appellant's attorney failed to disclose if the property sold between related parties; there was no indication whether the property was advertised or exposed to the open market prior to the sale; and there was no evidence whether the transaction occurred between a willing seller and a willing buyer. Although the board of review submitted the PTAX-203 form depicting that the property was advertised for sale and it was bank real estate owned property, the appellant's attorney failed to submit any corroborating evidence associated with the sale of the subject property such as a Settlement Statement or sales contract disclosing the terms of the sale. Finally, the Board finds the subject's sale in February 2013 is dated in that the transaction did not occur proximate in time to the assessment date of January 1, 2016 as did the similar comparable sales that were submitted by the board of review.

The Board finds the best evidence of market value in the record to be the four comparable sales submitted by the board of review. These comparables were similar to the subject in location, design, age, dwelling size and features. Moreover, they sold more proximate in time to the assessment date at issue than the February 2013 sale of the subject property. The comparables sold from December 2015 to August 2016 for prices ranging from \$90,000 to \$145,000 or from \$58.18 to \$94.40 per square foot of living area, land included. The subject's assessment reflects a market value of \$94,648 or \$61.62 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record. Therefore, 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



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Member

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Member



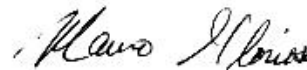
\_\_\_\_\_  
Member

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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