



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

APPELLANT: Victoria Desalvo
DOCKET NO.: 16-01142.001-R-1
PARCEL NO.: 30-07-13-114-029-0000

The parties of record before the Property Tax Appeal Board are Victoria Desalvo, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$2,926
IMPR.: \$22,053
TOTAL: \$24,979

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 1-story dwelling of frame exterior construction with 1,144 square feet of living area. The dwelling was constructed in 1927. Features of the home include a full basement, central air conditioning, a fireplace and a 352 square foot garage. The property has a 4,791 square foot site and is located in Joliet Township, Will County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased in August 2014 for a price of \$55,000. The appellant completed Section IV—Recent Sale Data of the appeal petition reporting that the subject property was purchased from the owner of record which was PNMAC Mortgage Opportunity Fund Investors, LLC as reported in the Settlement Statement submitted by the appellant. Also, the parties to the transaction were not related and the property was advertised for sale by the owner through the internet, sign and/or auction. However, the days on market were not disclosed. A copy of the Settlement Statement reflects the purchase price, the date of

sale and depicts real estate commissions were paid. The appellant's attorney also submitted a brief in support of the appeal.

In further support of the overvaluation argument, the appellant submitted information on five comparable sales. The comparables consist of 1-story dwellings that were built from 1926 to 1940. The dwellings range in size from 1,008 to 1,228 square feet of living area. Four comparables have a full basement and one comparable has a slab foundation. Two comparables have central air conditioning; one comparable has a fireplace and four comparables each have a garage ranging in size from 400 to 484 square feet of building area. The comparables sold from April 2015 to August 2016 for prices ranging from \$27,500 to \$30,900 or from \$22.62 to \$29.76 per square foot of living area, including land.

Based on the foregoing evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,979. The subject's assessment reflects a market value of \$75,102 or \$65.65 per square foot of living area, including land, when applying 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 submitted a detailed grid analysis of the appellant's comparables. In addition, the board of review argued that the subject's sale that occurred in 2014 is not a recent sale.

In further support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same subdivision as the subject. The comparables consist of 1 story dwellings of frame or masonry exterior construction that were built from 1920 to 1944. The dwellings range in size from 928 to 1,313 square feet of living area and are situated on sites that range in size from 5,227 to 25,700 square feet of land area. Each comparable has a full basement and a garage ranging in size from 216 to 836 square feet of building area. Two comparables each have central air conditioning. The comparables sold from August 2015 to November 2016 for prices ranging from \$70,000 to \$122,000 or from \$75.43 to \$116.40 per square foot of living area, including land. Based on this evidence, 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 evidence of the subject's August 2014 sale price and nine comparable sales to support their respective positions before the Property Tax Appeal Board.

The Board gave little weight to the subject's sale date that occurred in August 2014 which is less proximate in time to the assessment date at issue of January 1, 2016.

With respect to the nine comparable sales submitted by the parties, the Board gave less weight to appellant's comparable #2 for lack of garage, appellant's comparable #3 for inferior slab foundation and board of review comparables #1 and #3 for considerably larger land sizes when compared to the subject.

The Board finds the remaining five comparables are most similar to the subject in design, age, and most features. These comparables sold from April 2015 to November 2016 for prices ranging from \$28,000 to \$122,000 or from \$26.22 to \$116.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$75,102 or \$65.65 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported.

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: October 15, 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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