



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

APPELLANT: Richard Olsen
DOCKET NO.: 16-01245.001-R-1
PARCEL NO.: 07-01-30-405-012-0000

The parties of record before the Property Tax Appeal Board are Richard Olsen, the appellant, by attorney Michael Elliott, of Elliott & Associates, P.C. in Des Plaines; 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: \$14,976
IMPR.: \$100,298
TOTAL: \$115,274

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 one-story single-family dwelling of brick and frame exterior construction with 2,514 square feet of living area. The dwelling was constructed in 2007. Features of the home include an unfinished basement, central air conditioning and a garage containing 733 square feet of building area. The subject property is located in Plainfield, Wheatland Township, Will County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located outside the subject's neighborhood code. The comparables are described as one-story single-family dwellings of brick and frame exterior construction ranging in size from 1,818 to 2,164 square feet of living area. The dwellings were constructed from 1995 to 2004. Each comparable features an unfinished basement, central air conditioning and a 2-car

or a 3-car garage; two comparables have a fireplace. The comparables sold from October 2014 to July 2015 for prices ranging from \$245,000 to \$255,000 or from \$117.84 to \$134.76 per square foot of living area including land. Appellant also submitted a brief and Multiple Listing Service sheets on the three comparable sales. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,274. The subject's assessment reflects a market value of \$346,584 or \$137.86 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 support of the subject's assessment, the board of review submitted information on three comparable sales, two of which are land sales only with improvements built after the sale. The comparables are located within .17 of a mile and in the same neighborhood code as the subject property. The comparables are improved with one-story single-family dwellings of frame exterior construction that range in size from 2,475 to 2,646 square feet of living area. The dwellings were constructed in 2015 and 2016. Features of the comparables include basements, with two comparables having a finished area. The comparables also have central air conditioning, two comparable feature a fireplace and each comparable has a garage ranging in size from 730 to 884 square feet of building area. Comparable #1 sold in July 2015 for \$440,000 or \$177.78 per square foot of living area including land. Comparables #2 and #3 which were land sales only sold in July and December 2015 for \$80,000 and \$95,000, respectively. The board of review also submitted copies of the building permits for the improvements on comparable #2 and #3 showing the estimated market value of the improvements only to be \$325,000 and \$300,000, respectively. The board of review also submitted PTAX-203 forms for the three sales. Based on this evidence, the board of review requested that the subject property's 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 Board finds the parties submitted for the Board's consideration a total of six suggested sale comparables with various degrees of similarity to the subject property. The Board gave less weight to appellant's comparables #2 and #3 due to their smaller dwelling size when compared to the subject. Appellant's comparable #1 also sold in October 2014 which is less proximate in time to the subject's assessment date of January 1, 2016 and thus less indicative of market value. The Board gave less weight to board of review comparables #2 and #3 due to these sales being of land only.

The Board finds the best evidence of market value to be appellant's comparable sale #1 and board of review comparable sale #1. The Board finds these comparables are most similar to the subject in dwelling size, age, design and features. These comparables both sold in July 2015 for \$255,000 and \$440,000 or for \$117.84 and \$177.78 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$346,584 or \$137.86 per square foot of living area, including land, which falls between the most similar comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds that the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued. Therefore, the Board finds that the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds that no reduction in the subject's assessment is 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



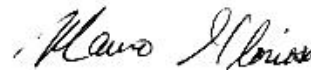
Member

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: September 17, 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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