



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

APPELLANT: Muneeva, Inc.  
DOCKET NO.: 16-01265.001-R-1  
PARCEL NO.: 12-02-18-403-016-0000

The parties of record before the Property Tax Appeal Board are Muneeva, Inc., the appellant, by attorney Jerri K. Bush 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:** \$10,900  
**IMPR.:** \$57,800  
**TOTAL:** \$68,700

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 is improved with a part two-story and part one-story/split level dwelling with vinyl siding containing 1,997 square feet of living area. The dwelling was constructed in 1999. Features of the home include a crawl space and slab foundation, central air conditioning, and a two-car attached garage with 505 square feet of building area. The property has an 8,736 square foot site and is located in Bolingbrook, DuPage Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with split-level style dwellings of brick or frame construction with either 1,990 or 2,020 square feet of living area. The dwellings were built from 1992 to 1997. Comparable #4 was located in the same subdivision as the subject while comparables #1 through #3 were located in a different subdivision and from 1.16 to 1.8 miles from the subject property. Two comparables have partial basements, each comparable has central air conditioning, one comparable has a fireplace and

each comparable has an attached two-car garage or a garage with 360 square feet of building area. The sales occurred from March 2015 to July 2016 for prices ranging from \$161,000 to \$203,000 or from \$80.90 to \$102.01 per square foot of living area inclusive of the land. The appellant requested the subject's assessment be reduced to \$61,843.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$68,700. The subject's assessment reflects a market value of \$206,554 or \$103.43 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 five comparable sales improved with two, part two-story and part one-story dwellings and three, two-story dwellings that range in size from 1,623 to 2,152 square feet of living area. The homes were built from 1994 to 2002 and have a dryvit, vinyl siding or vinyl and brick exterior. Each home has a basement with three having finished area, central air conditioning, and a garage ranging in size from 380 to 622 square feet of building area. Each property is located in the same subdivision as the subject property with sites that range in size from 8,722 to 13,712 square feet of land area. The sales occurred from February 2015 to March 2016 for prices ranging from \$210,000 to \$260,000 or from \$105.72 to \$150.34 per square foot of living area, land included. The board of review noted that the comparables have superior foundations than the subject property which is why the subject property is valued less.

In rebuttal the board of review asserted that appellant's comparable sale #2 was a short sale and sale #4 was sold by a bank. To support these assertions the board of submitted copies of the PTAX-203 Illinois Real Estate Transfer Declaration forms associated with the sales. The board of review further stated the subject's subdivision is composed of mostly custom built homes while the subdivision where three of the appellant's comparables is located is composed of "track built homes."

The board of review requested no change be made to the assessment.

In rebuttal the appellant's counsel submitted copies of the Multiple Listing Service (MLS) listing sheets associated with each comparable sale submitted by the board of review.

### **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 best evidence of market value to be appellant's comparable sale #4 and the board of review comparable sales. These comparables were all located in the subject's subdivision and were relatively similar to the subject in age, size, style and features with the

exception each had basement area. These properties sold for prices ranging from \$189,000 to \$260,000 or from \$93.56 to \$150.34 per square foot of living area, including land. The comparable sale at the low end of the range was appellant's sale #4 described as a Bank REO (real estate owned) and sold by Fannie Mae (Federal National Mortgage Association) indicating there was an element of duress or compulsion associated with the transaction which may account for the lower price relative to the other sales. The subject's assessment reflects a market value of \$206,554 or \$103.43 per square foot of living area, including land, which well supported by the best comparable sales in this record. Less weight was given appellant's comparable sales #1 through #3 due to differences from the subject property in location. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct.

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



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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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