



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

APPELLANT: AMH 2014 2 & Borrower LLC
DOCKET NO.: 16-05453.001-R-1
PARCEL NO.: 06-02-327-020

The parties of record before the Property Tax Appeal Board are AMH 2014 2 & Borrower LLC, the appellant, by attorney Michael R. Davies of Ryan Law, LLP, in Chicago; and the McHenry 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 **McHenry** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 8,591
IMPR.: \$47,332
TOTAL: \$55,923

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the McHenry 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 two-story dwelling of vinyl exterior construction with 2,496 square feet of living area. The dwelling was constructed in 2005. Features of the home a full basement, central air conditioning and a 468 square foot attached garage. The subject property is located in Dunham Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a list of 15 comparable sales. The comparables sold from May 2013 to December 2015 for prices ranging from \$54,500 to \$167,000. The appellant provided little descriptive information about the purported comparable sales or the subject property for comparison. The appellant requested the assessment be reduced to \$18,167.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$55,923. The subject's assessment reflects a market value of \$167,987 or \$67.30 per square foot of living area including land when using the 2016 three-year average median level of assessment for McHenry County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a grid analysis of four comparable sales. The evidence was prepared by the township assessor. The comparables consist of two-story dwellings of vinyl, frame or aluminum exterior construction that range in size from 2,160 to 2,470 square feet of living area and were built from 2005 to 2007. Features were similar to the subject in many respects. The comparables sold from November 2015 to October 2016 for prices ranging from \$159,900 to \$175,000 or from \$64.78 to \$101.63 per square foot of living area including land. Based on this evidence, the board of review requested the subject'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 best evidence of market value to be the comparable sales that were submitted by the board of review. The properties were most similar to the subject in location, land area, design, age, dwelling size and most features. These comparables sold from November 2015 to October 2016 for prices ranging from \$159,900 to \$175,000 or from \$64.78 to \$101.63 per square foot of living area including land. The subject's assessment reflects a market value of \$167,987 or \$67.30 per square foot of living area including land, which falls within the range established by the best comparable sales contained in this record. Little weight was given to the comparables submitted by the appellant since little descriptive information about the properties were provided to allow the Property Tax Appeal Board to conduct a meaningful comparative analysis of the comparables to the subject property. Additionally, twelve of the sales did not occur as proximate in time to the January 1, 2016 assessment date as were the best comparable sales submitted by the board of review. Based on this analysis, the Board finds 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: July 16, 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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APPELLANT

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COUNTY

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