



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

APPELLANT: AMH 2014 2 & Borrower LLC  
DOCKET NO.: 16-05506.001-R-1  
PARCEL NO.: 18-12-178-009

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:** \$6,178  
**IMPR.:** \$65,977  
**TOTAL:** \$72,155

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 frame construction with 2,553 square feet of living area. The dwelling was built in 2002. Features of the home include a partial basement that is unfinished, central air conditioning, one fireplace and a two-car integral garage with 400 square feet of building area. The property has a 12,681 square foot site and is located in Crystal Lake, Grafton Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings that range in size from 1,983 to 2,547 square feet of living area constructed from 1979 to 1999. The sales occurred from April 2013 to June 2015 for prices ranging from \$197,000 to \$204,900 or from \$77.35 to \$103.33 per square foot of living area, including land.

The appellant's submission also included a listing of 4 sales, which included the subject property, and the previously discussed sales. The subject property was reported to have sold in June 2013 for a price of \$198,000 or \$77.56 per square foot of living area, including land. The submission included minimal physical descriptive information about each property such as year built, number of bathrooms, living area and lot area.

The appellant requested the assessment be reduced to \$65,667.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$72,155. The subject's assessment reflects a market value of \$216,747 or \$84.90 per square foot of living area, land included, 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 information on three comparable sales identified by the assessor's office improved with two-story dwellings of frame or frame and brick construction that range in size from 2,363 to 2,553 square feet of living area. The dwellings were built from 1998 and 2002. Each comparable has a basement, one fireplace and an integral garage with 400 or 440 square feet of building area. The sales occurred from September 2015 to December 2015 for prices ranging from \$239,000 to \$270,000 or from \$93.62 to \$106.13 per square foot of living area, land included.

### **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 submitted by the board of review. These dwellings had varying degrees of similarity to the subject property and sold most proximate in time to the assessment date at issue. These properties sold for prices ranging from \$239,000 to \$270,000 or from \$93.62 to \$106.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$216,747 or \$84.90 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Little weight was given the sale of the subject property as well as appellant's sales #2 and #3 as these sales did not occur as proximate in time to the assessment date as the best sales found herein and comparable #3 differed from the subject in age. Little weight was given appellant's sale #1 due to differences from the subject in age. Additionally, the appellant's evidence lacked descriptive data about the features of each property, which would allow the Board to conduct a meaningful comparative analysis. Based on this evidence the Board finds a reduction in the subject's assessment is not 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.

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Chairman



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Member

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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: February 18, 2020



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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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