



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

APPELLANT: AMER HOMES 4 & RENT PROP ONE
DOCKET NO.: 16-05522.001-R-1
PARCEL NO.: 11-25-477-042

The parties of record before the Property Tax Appeal Board are AMER HOMES 4 & RENT PROP ONE, 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: \$3,539
IMPR.: \$22,126
TOTAL: \$25,665

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 consists of a two-story townhome of frame exterior construction with 1,364 square feet of living area. The dwelling was constructed in 1997. Features of the home include a crawl space foundation, central air conditioning and a two-car garage.¹ The property has a 2,680 square foot site and is located in Marengo, Marengo Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a list of 14 comparable sales, with comparable #1 being the subject property. The comparables sold from December 2012 to July 2015 for prices ranging from \$48,000 to \$75,000. The appellant provided no substantive descriptive information about the comparables

¹ Appellant's counsel provided limited information regarding the features of the subject property beyond its age and above-grade living area. Descriptive details concerning the subject were provided by the board of review with a property record card and are reflected in this decision.

other than that three dwellings were built in 2001 or 2002. Based on this 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 \$25,665. The subject's assessment reflects a market value of \$77,095 or \$56.52 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 response to the appeal, the board of review noted that based upon the comparable sales gathered by the township assessor, the subject is under-assessed.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in the same subdivision as subject property. Board of review comparable #4 and the appellant's comparable #4 are the same property. The comparables have sites ranging in size from 1,762 to 3,027 square feet of land area. The comparables consist of two-story townhomes of frame exterior construction ranging in size from 1,024 to 1,364 square feet of living area. The dwellings were built from 1999 to 2003. One comparable has a crawl space foundation; three comparables have a partial basement with one having finished area; and each comparable features central air conditioning and a two-car garage. The comparables sold from May 2015 to June 2016 for prices ranging from \$74,000 to \$105,000 or from \$62.50 to \$76.98 per square foot of living area, including land.

While the board of review noted the subject appeared to be under-valued, the board of review did not request a change in 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 provided a total of 16 comparable sales, which includes one common comparable utilized by both parties, to support their respective positions before the Property Tax Appeal Board. The Board finds that little weight shall be given to the appellant's evidence as it contained no substantive descriptive information about the dwellings to allow the Property Tax Appeal Board to conduct a meaningful comparative analysis of the comparable sales as compared to the subject property. Additionally, nine of the appellant's comparables sold in 2012, 2013 and 2014, not as proximate in time to the assessment date as the sales provided by the board of review.

The Board finds the best evidence of market value to be the four comparable sales submitted by the board of review, which includes the one common comparable. Although three of the comparables have superior basement foundations, with one also having finished area, when

compared to the subject's crawl space foundation, these comparables are most similar to the subject in location, dwelling size, design and age. The comparables sold from May 2015 to June 2016 for prices ranging from \$74,000 to \$105,000 or from \$62.50 to \$76.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$77,095 or \$56.52 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record in terms of overall value and below the range on a per-square-foot basis. 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 and no reduction in the subject's assessment is warranted.

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: February 18, 2020



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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