



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

APPELLANT: AMERICAN HOMES 4 & RENT PROP
DOCKET NO.: 16-05573.001-R-1
PARCEL NO.: 19-28-202-037

The parties of record before the Property Tax Appeal Board are AMERICAN HOMES 4 & RENT PROP, 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: \$15,032
IMPR.: \$40,325
TOTAL: \$55,357

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 dwelling with 1,732 square feet of living area. The dwelling was constructed in 1996. Features of the home include central air conditioning and a 400 square foot garage.¹ The property has a site containing .172 of acre of land area and is located in Lake in the Hills, Algonquin Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a list of seven comparable sales, with comparable #1 being the subject property. The comparables were improved with dwellings ranging in size from 812 to 1,736 square feet of living area that were built from 1953 to 1996. The comparables sold from February 2013 to May 2015 for prices ranging from \$104,000 to \$164,000. The appellant

¹ The property record card evidence submitted by the board of review failed to disclose the subject's foundation type other than it does not have a basement.

provided limited descriptive information about each property. 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 \$55,357. The subject's assessment reflects a market value of \$166,287 or \$96.01 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 five 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 evidence provided by the Algonquin Township Assessor's office which included information on five comparable sales located in the same neighborhood as the subject property. The comparables were improved with two-story dwellings ranging in size from 1,732 to 1,743 square feet of living area. The dwellings were built from 1993 to 1998. The comparables each feature a basement, with one having finished area and central air conditioning; three comparables each have one fireplace; and each comparable has a garage containing 400 or 492 square feet of building area. The comparables sold from January 2015 to July 2016 for prices ranging from \$195,000 to \$215,000 or from \$112.33 to \$123.79 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 submitted 11 comparable sales for the Board's consideration. Less weight was given the appellant's comparable sales due to the lack of descriptive data about the features of each property, which would allow the Board to conduct a meaningful comparative analysis. Additionally, the subject and four of the comparables submitted by the appellant sold in 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 five comparable sales provided by the board of review, which were similar to the subject in location, dwelling size, design and age. These comparables sold from January 2015 to July 2016 for prices ranging from \$195,000 to \$215,000 or from \$112.33 to \$123.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$166,287 or \$96.01 per square foot of living area, land included, which is below the range established by the best comparable sales in this record but also supported considering its lack of a basement. Based on this record, the Board finds 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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