



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

APPELLANT: AMH 2015 1 & Borrower LLC
DOCKET NO.: 16-05602.001-R-1
PARCEL NO.: 01-36-330-010

The parties of record before the Property Tax Appeal Board are AMH 2015 1 & 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: \$8,234
IMPR.: \$29,966
TOTAL: \$38,200

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 of frame construction with 2,105 square feet of living area. The dwelling was constructed in 1999. Features of the home include central air conditioning and a two-car garage.¹ The property has an 8,740 square foot site and is located in Harvard, Chemung Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a list of twelve comparable sales. The appellant's comparable properties include sales that occurred from November 2012 to February 2015 for prices ranging from

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 a grid analysis of the appellant's comparables #1 through #4, and are reflected in this decision.

\$72,000 to \$114,200. The appellant provided no substantive descriptive information about the comparables other than six of the dwellings were built from 1999 to 2003 and two of the dwellings contain either 2,297 or 2,880 square feet of above-grade living area. Based on this evidence, the appellant requested the subject's assessment be reduced to \$24,000 which would reflect a market value of \$72,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,200. The subject's assessment reflects a market value of \$114,749 or \$54.51 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 appellant's evidence, the board of review provided a grid analysis of appellant's comparables #1 through #4. They are described as a one and three, two-story dwellings that range in size from 1,320 to 2,190 square feet of living area. They sold from November 2012 to February 2015 for prices ranging from \$72,000 to \$110,500 or from \$38.46 to \$83.71 per square foot of living area including land. Two comparables were foreclosures, one was a judicial sale and one was sold through HUD.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales described as two-story dwellings built from 2000 to 2004 and ranging in size from 1,452 to 1,656 square feet of living area. Each comparable has a basement. No data concerning central air conditioning, fireplaces or garages was provided for the comparables. The comparables sold between July 2015 and March 2016 for prices ranging from \$109,000 to \$130,000 or from \$65.82 to \$87.30 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of 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 fifteen comparable sales 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, ten of the appellant's comparables sold from 2012 to 2014, not as proximate in time to the assessment date as the sales provided by the board of review. The more detailed information provided by the board of review as to appellant's comparables #1 through #4 further supports the Board's decision to give less weight to these appellant comparables given the nature of the sales.

The Board finds the best evidence of market value to be the board of review comparable sales. These comparables are similar to the subject in age, design and several features. The comparables sold between July 2015 and March 2016 for prices ranging from \$109,000 to \$130,000 or from \$65.82 to \$87.30 per square foot of living area, including land. The subject's assessment reflects a market value of \$114,749 or \$54.51 per square foot of living area, including land, which is 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. 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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