



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

APPELLANT: LFP Investments LLC
DOCKET NO.: 16-07521.001-R-1
PARCEL NO.: 11-04-13-401-015-0000

The parties of record before the Property Tax Appeal Board are LFP Investments LLC, the appellant, by attorney Michael R. Davies, of Ryan Law LLP, in Chicago, and the Will 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 Will County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$15,767
IMPR.: \$22,924
TOTAL: \$38,691

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Will 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 one-story dwelling of frame exterior construction with 864 square feet of living area. The dwelling was constructed in 1959. Features of the home include a crawl-space foundation, a 257 square foot enclosed porch and a 288 square foot garage. The property has a 6,952 square foot site and is located in Lockport Township, Will County.¹

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted limited information on four comparable sales that were more fully described for purposes of analysis by the board of review. The comparables consist of one-story frame dwellings that were built between 1959 and 1972. The homes range in size from 960 to 1,232 square feet of living area and feature concrete slab foundations. Three of the comparables have

¹ Due to the lack of characteristics for the subject or comparable properties as presented by the appellant's counsel, all descriptive data has been drawn from the presentation made by the board of review.

central air conditioning and three of the comparables have garages ranging in size from 240 to 352 square feet of building area. The comparables sold between December 2015 and May 2016 for prices ranging from \$65,000 to \$133,000 or from \$52.76 to \$134.07 per square foot of living area, including land.

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 \$38,691. The subject's assessment reflects a market value of \$116,329 or \$134.64 per square foot of living area, land included, when using the 2016 three year average median level of assessment for Will County of 33.26% as determined by the Illinois Department of Revenue.

In response to the appellant's evidence, the board of review note that two of the four suggested comparable dwellings each contain over 1,200 square feet of living area and comparable #3 presented by the appellant was a sheriff's sale.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on four comparable sales located in the subject's subdivision where board of review comparable #1 is the same property as appellant's comparable #4. The comparables consist of one-story frame dwellings that were built between 1957 and 1972. The homes range in size from 864 to 960 square feet of living area and feature concrete slab foundations. Two of the comparables have central air conditioning and each comparable has a garage ranging in size from 288 to 572 square feet of building area. The comparables sold between April and November 2016 for prices ranging from \$128,500 to \$159,500 or from \$133.85 to \$184.61 per square foot of living area, including land.

Based on the foregoing evidence and argument, 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 submitted a total of seven comparable sales, with one common property presented by both parties, to support their respective positions before the Property Tax Appeal Board. The Boards has given reduced weight to appellant's comparables #1 and #3 as these dwellings are each significantly larger than the subject dwelling.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #4 along with the board of review comparable sales where one property is common to both parties. These five most similar comparables sold between December 2015 and November 2016 for

prices ranging from \$128,500 to \$159,500 or from \$133.85 to \$184.61 per square foot of living area, including land. The subject's assessment reflects a market value of \$116,329 or \$134.64 per square foot of living area, including land, which is within the range established by the best comparable sales in this record on a per-square-foot basis. 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.



Chairman



Member



Member



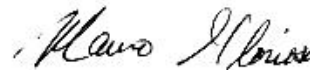
Member

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: April 21, 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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COUNTY

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