



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

APPELLANT: Muneeva, Inc.
DOCKET NO.: 17-00465.001-R-1
PARCEL NO.: 07-01-04-277-008-0000

The parties of record before the Property Tax Appeal Board are Muneeva, Inc., the appellant, by attorney Jerri K. Bush, of Sandrick Law Firm, LLC in South Holland, and the Will County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds a reduction 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: \$ 64,081
IMPR.: \$157,211
TOTAL: \$221,292

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 2017 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 exterior construction with 4,743 square feet of living area. The dwelling was constructed in 1994. Features of the home include a full unfinished basement with 2,234 square feet of building area, central air conditioning, two fireplaces and an attached four-car garage with 813 square feet of building area. The property is located in Naperville, Wheatland Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on seven comparables improved with two story dwellings of frame exterior construction that range in size from 3,637 to 5,061 square feet of living area. The dwellings were built from 1993 to 1998 and six were located in the same neighborhood code assigned by the assessor as the subject property. Each comparable has a basement ranging in size from 1,442 to 2,796 square feet with six having finished areas. Each comparable also has

central air conditioning, one or two fireplaces and a three-car or a four-car garage. The sales of six of the comparables occurred from January 2016 to July 2017 for prices ranging from \$515,000 to \$640,000 or from \$126.46 to \$142.79 per square foot of living area, including land; comparable #3 was reported as "listed" for \$645,000 or for \$131.93 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$208,313, which would reflect a market value of approximately \$625,000 or \$131.77 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$229,982. The subject's assessment reflects a market value of \$690,222 or \$145.52 per square foot of living area, land included, when using the 2017 three year average median level of assessment for Will County of 33.32% as determined by the Illinois Department of Revenue.

As part of the board of review's filing, in a letter signed by Rhonda R. Novak, Supervisor of Assessments and Clerk of the Board of Review, a reduction in the subject's 2017 assessment to \$221,292 was recommended based on the comparable sales data in the record. In further response to the appellant's evidence, the board of review asserted that appellant's comparables #1, #2, #6 and #7 were "good" comparable in terms of size, location and date of sale. It was noted that appellant's comparable #3 was "just listed" and never actually sold and comparables #4 and #5 were each much smaller than the subject dwelling.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales where comparables #5 and #6 are the same properties as appellant's comparables #6 and #2, respectively. The comparables are improved with two story dwellings of frame exterior construction that range in size from 4,245 to 5,061 square feet of living area. The dwellings were built from 1992 to 1998 and were each located in the same neighborhood code assigned by the assessor as the subject property. Each comparable has an unfinished basement ranging in size from 2,042 to 2,776 square feet. Each comparable also has central air conditioning, one or two fireplaces and a garage ranging in size from 731 to 954 square feet of building area. The sales of the comparables occurred from May 2016 to November 2017 for prices ranging from \$615,000 to \$749,500 or from \$126.46 to \$163.72 per square foot of living area, including land.

Based on the foregoing evidence, the board of review requested a reduction to \$221,292 or a market value of approximately \$663,940 for the subject property.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties presented a total of eleven comparable sales, with two common properties presented by both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #3 as this was a listing that did not actually sell, although the asking price would presumably reflect the upper limit of value of the property. The Board has also given little weight to appellant's comparables #4 and #5 as each of these dwellings are significantly smaller than the subject dwelling.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #2, #6 and #7 along with the board of review comparable sales. These eight most similar comparables reflect similar locations, sizes, ages and/or features to the subject property and sold between January 2016 and November 2017 for prices ranging from \$615,000 to \$749,500 or from \$126.46 to \$163.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$690,222 or \$145.52 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. However, the board of review recommended that the assessment of the subject property be reduced to \$221,292. Based on this evidence the Board finds a reduction in the subject's assessment is justified commensurate with the reduction proposed by the board of review.

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



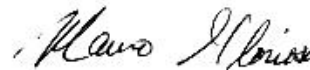
Member

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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