



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

APPELLANT: Marjorie Zerth  
DOCKET NO.: 17-00813.001-R-1  
PARCEL NO.: 11-04-26-132-005-0000

The parties of record before the Property Tax Appeal Board are Marjorie Zerth, the appellant, 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:** \$13,731  
**IMPR.:** \$34,324  
**TOTAL:** \$48,055

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 1.5-story dwelling of frame exterior construction with 1,695 square feet of living area. The dwelling was constructed in 1903. Features of the home include an unfinished basement and a 360 square foot garage. The property has a 9,600 square foot site and is located in Lockport, Lockport Township, Will County.

The appellant contends assessment inequity as the basis of the appeal challenging the improvement assessment; no dispute was raised concerning the land assessment. In support of this inequity argument, the appellant submitted information on five comparables located within close proximity of the subject property. The comparables consist of a 1.5-story, a part two-story and part one-story and three, two-story dwellings of frame or frame and brick exterior construction that were 95 to 127 years old. The comparables range in size from 1,629 to 2,570 square feet of living area. Four comparables have unfinished basements and one comparable has a partial finished basement. Three of the comparables have central air conditioning, one

comparable has a fireplace and each of the comparables has a garage ranging in size from 308 to 704 square feet of building area. The comparables have improvement assessments ranging from \$28,050 to \$31,841 or from \$10.91 to \$17.54 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$48,055. The subject property has an improvement assessment of \$34,324 or \$20.25 per square foot of living area.

In response to the appellant's evidence, the board of review submitted a memorandum prepared by the township assessor who noted that only one of the appellant's comparable dwellings is similar to the subject in its 1.5-story design.

In support of its contention of the correct assessment the board of review through the township assessor submitted information on four equity comparables where board of review comparable #1 is the same property as appellant's comparable #2. The comparables consist of 1.5-story dwellings of frame exterior construction that were built between 1889 and 1898. The comparables range in size from 1,429 to 1,629 square feet of living area with unfinished basements. Two comparables have central air conditioning and three of the comparables have a garage ranging in size from 288 to 704 square feet of building area. The comparables have improvement assessments ranging from \$28,579 to \$32,179 or from \$17.54 to \$22.52 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 presented a total of eight equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #3, #4 and #5 as each dwelling differs from the subject in its 1.5-story design.

The Board finds the best evidence of assessment equity to be appellant's comparable #2 along with the board of review comparables, where on property is common to both parties. These four comparables had improvement assessments that ranged from \$28,579 to \$32,179 or from \$17.54 to \$22.52 per square foot of living area. The subject's improvement assessment of \$34,324 or \$20.25 per square foot of living area falls within the range established by the best comparables in this record on a per-square-foot basis and appears to be logical given the subject's slightly newer age of 1903 when compared to these comparables. Based on this record the Board finds the

appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. For the foregoing reasons, the Board finds that the appellant has not proven by clear and convincing evidence that the subject property is inequitably assessed. Therefore, the Property Tax Appeal Board finds that the subject's assessment as established by the board of review is correct and no reduction 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.



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Chairman



\_\_\_\_\_  
Member

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Member



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Member



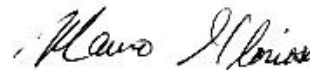
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Member

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



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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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