



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

APPELLANT: JGP Housing Development, LLC  
DOCKET NO.: 17-00895.001-R-1  
PARCEL NO.: 21-14-01-103-017-0000

The parties of record before the Property Tax Appeal Board are JGP Housing Development, LLC, the appellant, by attorney David R. Bass of Field and Goldberg, LLC 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:** \$5,917  
**IMPR.:** \$21,850  
**TOTAL:** \$27,767

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 one-story dwelling of brick and vinyl siding exterior construction with 1,392 square feet of living area. The dwelling was constructed in 1954. Features of the home include a concrete slab foundation and a 484 square foot garage. The property has a 7,781 square foot site and is located in Park Forest, Monee Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located in Park Forest, which included Will County Property Information sheets, Multiple Listing Service (MLS) sheets for each comparable and PTAX-203 Illinois Real Estate Transfer Declarations associated with three of the comparable sales. The comparables have sites containing 6,970 or 7,841 square feet of land area. The comparables consist of one-story dwellings of aluminum siding and brick or vinyl

siding a brick exterior construction containing either 1,092 or 1,416 square feet of living area. The dwellings were constructed between 1954 and 1957. Each comparable features a concrete slab foundation, three comparables have central air conditioning and each comparable has a garage ranging in size from 280 to 480 square feet of building area. The comparables sold from March 2016 to March 2017 for prices ranging from \$29,000 to \$50,000 or from \$20.48 to \$45.79 per square foot of living area, including land. Counsel for the appellant also disclosed the subject property was purchased on January 22, 2016 for a price of \$40,000. The PTAX-203 Illinois Real Estate Transfer Declaration disclosed the subject was not advertised for sale. 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 \$27,767. The subject's assessment reflects a market value of \$83,334 or \$59.87 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.

With respect to the appellant's evidence, the board of review submitted a letter from the Monee Township Assessor critiquing the comparables submitted by the appellant. The assessor also submitted the PTAX-203 Illinois Real Estate Transfer Declaration associated with the appellant's comparable #1 that disclosed the property sold in September 2016 for a price of \$42,025 and was transferred by Sheriff's Deed to The Secretary of Veteran's Affairs. The property subsequently sold in November 2016 for a price of \$29,000.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located in Park Forest. The comparables have sites ranging in size from 7,195 to 8,255 square feet of land area. The comparables consist of one-story dwellings of brick and vinyl siding exterior construction ranging in size from 1,092 to 1,532 square feet of living area. The dwellings were built between 1954 and 1957. Each comparable features a concrete slab foundation, three comparables have central air conditioning, two comparables each have one fireplace and three comparables each have a garage ranging in size from 320 to 520 square feet of building area. The comparables sold from February 2015 to July 2017 for prices ranging from \$81,500 to \$116,000 or from \$74.63 to \$92.56 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.

With respect to the subject's January 1, 2016 sale for a price of \$40,000, the Board finds the subject's sale does not meet one of the fundamental requirements to be considered an arm's-length transaction reflective of fair cash value. The Board finds the PTAX-203 Real Estate

Transfer Declaration clearly shows the subject property was not advertised or exposed for sale on the open market. Therefore, the subject's sale price was given little weight and is not considered indicative of fair market value.

The parties submitted eight comparable sales for the Board's consideration. The Board gave less weight to the four comparables submitted by the appellant, as comparable #1 appears to be an outlier when comparing its purchase price to the remaining comparable sales, along with the fact the property was sold by the Office of Veteran's Affairs calls into question whether the purchase price is reflective of fair cash value; and comparables #2 through #4 have smaller dwelling sizes when compared to the subject. The Board also gave less weight to board of review comparable #3 due to its smaller dwelling size and its sale occurred in 2015 which is dated and less likely to be reflective of the subject's market value as of the January 1, 2017 assessment date.

The Board finds the best evidence of market value to be the three remaining comparables submitted by the board of review. These comparables sold proximate in time to the assessment date at issue and are most similar to the subject in location, dwelling size, design and age. The comparables sold from April to July 2017 for prices ranging from \$86,000 to \$116,000 or from \$75.17 to \$92.56 per square foot of living area, land included. The subject's assessment reflects a market value of \$83,334 or \$59.87 per square foot of living area, land included, which is below the range established by the most similar comparable sales in this record. However, after considering any necessary adjustments to the comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and 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.



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Chairman



\_\_\_\_\_  
Member

\_\_\_\_\_  
Member



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Member



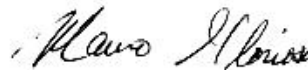
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Member

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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