



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

APPELLANT: Karla Brown
DOCKET NO.: 17-02926.001-R-1
PARCEL NO.: 03-11-476-024

The parties of record before the Property Tax Appeal Board are Karla Brown, the appellant; and the Grundy 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 **Grundy** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$6,470
IMPR.: \$41,515
TOTAL: \$47,985

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Grundy 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 one-half of a two-story duplex dwelling of vinyl exterior construction with 1,752 square feet of living area. The dwelling was constructed in 2011. Features of the home include a partial basement, central air conditioning and a 380 square foot attached garage. The property has a 9,148 square foot site and is located in Minooka, Aux Sable Township, Grundy County.

The appellant appeared before the Property Tax Appeal Board contending overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales and two properties listed for sale. The comparables were generally similar to the subject. Two of the comparables were located in a different county than the subject. Four of the comparables sold from August 2014 to December 2017 for prices ranging from \$156,000 to \$195,000 or from \$91.64 to \$103.45 per square foot of living area, including land. Two of the comparables were listed for sale for prices of \$194,900 or \$184,900 or for \$111.50 and \$127.52,

respectively, 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 equalized assessment for the subject of \$47,985. The subject's assessment reflects a market value of \$143,068 or \$81.66 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Grundy County of 33.52% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on two comparable sales that were also utilized by the appellant as comparables #2 and #4. 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 Board finds the best evidence of market value to be the two common comparable sales submitted by each party. These two most similar comparables sold for prices of \$162,500 and \$195,000, respectively, or for \$101.56 and \$102.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$143,068 or \$81.66 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Further, the Board finds the subject's assessment also reflects a market value that is less than the two comparables listed for sale (\$194,900 and \$184,900, respectively, or for \$111.50 and \$127.52 per square foot of living area, including land). The Board finds the two listings represent the upper end of market value of possible sales in this record. The Board gave less weight in its analysis to the appellant's comparables #1 and #3 based on their dissimilar location in a different county than the subject.

Based on this evidence in this record the Board finds the appellant has not shown by a preponderance of the evidence herein that a reduction is warranted and therefore 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



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: November 17, 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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APPELLANT

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COUNTY

Grundy County Board of Review
Grundy County Courthouse
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