



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

APPELLANT: Lauren Ranta
DOCKET NO.: 18-01095.001-R-1
PARCEL NO.: 16-05-18-152-033-0000

The parties of record before the Property Tax Appeal Board are Lauren Ranta, 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: \$16,699
IMPR.: \$101,793
TOTAL: \$118,492

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 2018 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 brick and wood siding exterior construction with 3,155 square feet of living area. The dwelling was constructed in 1994. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 505 square foot garage. The subject property also features a 192 square foot sunroom which is not included in living area of the dwelling. The property has a 14,228 square foot site and is located in Lockport, Homer Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within 0.27 of a mile from the subject property. The comparables have sites that range in size from 10,192 to 12,384 square feet of land area. The homes were built from 1992 to 1994. Each comparable has a basement two with finished area, central air conditioning, one fireplace and a garage ranging in size from

473 to 536 square feet of building area.¹ The comparables sold from November 2012 to January 2017 for prices ranging from \$265,000 to \$338,000 or from \$95.02 to \$116.59 per square foot of living area, land included.² Based on this evidence, the appellant requested the subject's assessment be reduced to \$111,334 which reflects a market value of \$334,035 or \$105.87 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$118,492. The subject's assessment reflects a market value of \$355,725 or \$112.75 per square foot of living area, land included, when using the 2018 three year average median level of assessment for Will County of 33.31% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.26 of a mile from the subject property. Board of review comparable #2 is the same property as the appellant's comparable #3. The comparables have sites that range in size from 10,484 to 11,379 square feet of land area and are improved with two-story dwellings of brick and siding or brick and cedar siding exterior construction that range in size from 2,854 to 3,212 square feet of living area. The homes were built from 1993 to 1998. Each comparable has an unfinished basement, central air conditioning, one fireplace and a garage ranging in size from 536 to 927 square feet of building area. The comparables sold from December 2015 to September 2017 for prices ranging from \$335,000 to \$365,000 or from \$113.64 to \$117.38 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 record contains five comparable sales for the Board's consideration as one comparable was common to both parties. The Board gave less weight to appellant comparables #1 and #2 along with board of review comparable #3 which sold in 2012, 2013 or 2015, too remote in time to be indicative of the subject's fair market value as of the January 1, 2018.

The Board finds the best evidence of market value to be appellant's comparable #3 and board of review comparables #1 and #2, which includes the common comparable. These two best

¹ The appellant reports that her comparables #2 and #3 each have finished basements. This differs from the board of review which reports these properties with unfinished basements. The appellant did not provide evidence documenting this claim.

² The appellant reported that sale date of her comparable #2 as April 2013. The board of review submitted the PTAX-203 Illinois Real Estate Transfer Declaration for appellant's comparable #2 which provided a sale date of November 2012.

comparables sold more proximate to the January 1, 2018 assessment date and are similar to the subject in location, design, age, dwelling size and most features. These two comparables sold in September or January 2017 for prices of \$335,000 and \$338,000 or for \$117.38 and \$116.59 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$334,035 or \$105.87 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. After considering adjustments to the comparables for smaller lot sizes, lack of a sunroom and unfinished basement, 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



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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