



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

APPELLANT: William T Rentschler
DOCKET NO.: 18-02985.001-R-1
PARCEL NO.: 21-14-20-212-067-0000

The parties of record before the Property Tax Appeal Board are William T Rentschler, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$7,420
IMPR.: \$44,030
TOTAL: \$51,450

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 frame exterior construction with 1,506 square feet of living area. The dwelling was constructed in 2001. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 453 square foot garage. The property has a 5,093 square foot site and is located in Monee, Monee Township, Will County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation claim, the appellant submitted a grid analysis of five comparable sales located from .01 to .92 of a mile from the subject property. The comparables consist of two-story or part two-story and part one-story dwellings ranging in size from 1,416 to 1,766 square feet of living area that were built from 1997 to 2002. The comparables feature a full basement, central air conditioning and a garage ranging in size from 453 to 483 square feet of building area. One comparable has a fireplace. The appellant did not

disclose the site sizes of the comparables. The comparables sold from February 2016 to March 2018 for prices ranging from \$76,000 to \$152,000 or from \$50.46 to \$96.39 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 assessment for the subject of \$51,450. The subject's assessment reflects a market value of \$149,781 or \$99.46 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 response to the appeal, the board of review submitted a memorandum from the Monee Township Assessor along with additional data. The assessor contends the appellant's comparable sales #2, #3 and #4 are special warranty deed, Bank REO, sheriff's sale, court ordered sale and/or buyer/seller is a financial institution or government agency. The board of review submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration associated with each comparable that disclosed each comparable was advertised for sale.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales, two of which are located in the subject subdivision.¹ The comparable sales consist of one, two-story and three, part two-story and part one-story dwellings of frame exterior construction ranging in size from 1,506 to 1,677 square feet of living area. The dwellings were built from 1999 to 2002. Three comparables have an unfinished basement; one comparable has a crawl space foundation; each comparable has central air conditioning and a garage ranging in size from 453 to 460 square feet of building area; and three comparables have one fireplace each. The comparables have sites ranging in size from 5,029 to 11,640 square feet of land area. The comparables sold from May 2017 to January 2019 for prices ranging from \$152,000 to \$177,000 or from \$96.39 to \$111.55 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant's counsel argued board of review comparable sale #1 is not comparable as its 2019 sale date is too remote in time to establish market value as of the January 1, 2018 assessment date.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation as the basis of the appeal. 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.

The record contains eight comparable sales for the Board's consideration, which includes the parties' common comparable. The Board gave less weight to appellant's comparable sales #2

¹ Board of review comparable #3 and appellant's comparable #5 are the same property.

and #3 along with the board of review comparable sale #1 as their sale dates in 2016 and 2019 are not proximate in time to the January 1, 2018 assessment date and are less likely to be reflective of market value as of that date. The Board gave less weight to the appellant's comparable #4 and board of review comparable #4 due to their larger dwelling size and/or lack of a basement when compared to the subject.

The Board finds the best evidence of market value to be the parties' common comparable, appellant's comparable #1 and board of review comparable #2. These sales sold proximate in time to the assessment date at issue and are similar to the subject in location, dwelling size, design, age and features. These comparables sold from August 2017 to September 2018 for prices ranging from \$100,000 to \$163,000 or from \$70.13 to \$108.23 per square foot of living area, including land. Furthermore, board of review comparable #2 which sold for \$163,000 or \$108.23 per square foot of living area, including land, was given the most weight as it is most similar to the subject in location, dwelling size, design, age and features. The subject's assessment reflects an estimated market value of \$149,781 or \$99.46 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, 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.



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: May 26, 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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