



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

APPELLANT: Brenda Golden
DOCKET NO.: 18-03041.001-R-1
PARCEL NO.: 23-16-18-208-017-0000

The parties of record before the Property Tax Appeal Board are Brenda Golden, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the Will County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds a reduction 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: \$12,166
IMPR.: \$97,834
TOTAL: \$110,000

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 is improved with a one-story dwelling of brick exterior construction with 3,480 square feet of above grade living area. The dwelling was built in 1978. Features of the home include a full basement that is partially finished, central air conditioning, one fireplace and an attached three-car garage with 704 square feet of building area. The property also has an inground swimming pool. The property has a 17,676 square foot site and is in the Willowbrook Subdivision, Crete, Crete Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$270,000 as of January 1, 2017. The appraisal was prepared by James A. Matthews, a certified general real estate appraiser. The property rights appraised were the fee simple interest. The appraiser described the subject dwelling as having 4,750 square feet of living area but provided no sketch

with measurements and calculations to support the estimated size. The appraiser also acknowledged the subject property has an inground swimming pool but gave this feature no value asserting that the pool "is not a universal value in a cold weather climate." He also described the home as an older highly depreciated four-bedroom ranch with finished basement area in need of some exterior repairs and internal modernization.

In estimating the market value of the subject property, the appraiser developed the cost approach to value and the sales comparison approach to value. Using the cost approach, the appraiser estimated a site value of \$20,000 and a replacement cost new of \$543,000. Physical depreciation was estimated to be \$325,800 or 60% of replacement cost new based on the age/life technique, however, the appraiser did not report the subject's estimated economic life to allow the calculation to be checked. The depreciated value of the building improvements was estimated to be \$217,200 to which the appraiser added \$50,000 for site improvements and the land value to arrive at an estimated market value of \$287,200 under the cost approach.

Using the sales comparison approach to value the appraiser selected six comparable sales improved with three, two-story dwellings; two, 1.5-story dwellings; and a quad-level style dwelling ranging in size from 3,719 to 4,944 square feet of living area. The dwellings range in age from 14 to 39 years old. Each property has a basement with four having finished area, central air conditioning, one or two fireplaces and a two-car or a three-car garage. One comparable has a swimming pool. These properties have sites ranging in size from 17,683 to 258,746 square feet of land area and are located from .48 to 4.73 miles from the subject property. The sales occurred from September 2015 to September 2016 for prices ranging from \$171,000 to \$299,900 or from \$34.59 to \$71.59 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject to arrive at adjusted prices ranging from \$165,692 to \$272,965. The appraiser estimated the subject property had a market value under the sales comparison approach of \$270,000.

In reconciling the two approaches to value the appraiser gave greatest weight to the sales comparison approach to value.

Based on this evidence the appellant requested the subject's assessment be reduced to \$89,991 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,203. The subject's assessment reflects a market value of \$345,851 or \$99.38 per square foot of above grade 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 four comparable sales improved with one-story dwellings of brick or brick and frame exterior construction that range in size from 1,958 to 2,490 square feet of living area. Three dwellings were built from 1977 to 1983 with the age of one dwelling being unknown. Each comparable has an unfinished basement, central air conditioning, one fireplace and a two-car or three-car garage ranging in size from 506 to 624 square feet of building area. These properties have sites ranging in size from 2,278 to 33,578 square feet of land area and are located within seven tenths

of a mile from the subject property. The sales occurred from October 2015 to August 2017 for prices ranging from \$179,900 to \$240,000 or from \$89.57 to \$96.39 per square foot of living area, including land. A memo from the township assessor indicated the adjusted prices for the comparables ranged from \$100.52 to \$110.90 per square foot of living area, including land. The record contains no description of the adjustment process used by the township assessor.

To document the descriptions the board of review submitted copies of the property record cards for the subject property and the comparables.

In rebuttal, the township assessor provided comments asserting that the comparable sales contained in the appraisal were not located in the subject's subdivision, while each of the board of review comparables is, and each comparable differed from the subject dwelling in style.

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 evidence in the record supports a reduction in the subject's assessment.

Initially, the Board finds the best evidence of the subject's dwelling size was presented on the property record card submitted by the board of review, which contained a schematic diagram of the dwelling. The appellant's appraiser provided no evidence to corroborate his estimate of the subject's dwelling size.

The Board finds the best evidence of market value to be the comparable sales submitted by the board of review. Although the board of review comparables are improved with dwellings much smaller than the subject property and have unfinished basements, while the subject has finished basement area, these properties are more similar to the subject in style and location than were the sales contained in the appellant's appraisal. The board of review comparables sold for prices ranging from \$89.57 to \$96.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$99.38 per square foot of living area, including land, which is above the range established by the best comparable sales in the record and appears excessive when considering economies of scale due to the subject dwelling's larger size in relation to these comparables. Little weight was given the assessor's adjusted values to the comparables due to the lack of description and market data to support the assessor's adjustment process. Little weight was given the appraisal submitted by the appellant due to the lack of support for the subject's dwelling size issue and the fact the comparable sales used in the report were dissimilar to the subject property in location, style, size and/or land area. Based on this evidence, giving most weight to the sales provided by the board of review, the Board finds a reduction in the subject's assessment is appropriate.

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: January 19, 2021



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Brenda Golden, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Will County Board of Review
Will County Office Building
302 N. Chicago Street
Joliet, IL 60432