



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

APPELLANT: BGH SFR BTR Fund I LLC
DOCKET NO.: 19-00550.001-R-1
PARCEL NO.: 30-07-05-409-010-0000

The parties of record before the Property Tax Appeal Board are BGH SFR BTR Fund I LLC, the appellant, by attorney Terence Nader, of Schoenberg Finkel Beederman Bell Glazer, 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 **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: \$12,121
IMPR.: \$38,420
TOTAL: \$50,541

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 2019 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 frame exterior construction with 1,432 square feet of living area. The dwelling was constructed in 1958 and is approximately 61 years old. Features of the home include a part crawl space and part concrete slab foundation, central air conditioning and a 748 square foot garage. The property has an 8,712 square foot site and is located in Joliet, Joliet Township, Will County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located in the same neighborhood as the subject and within 0.20 of a mile from the subject property. The comparables are improved with one-story dwellings of frame or masonry exterior construction that range in size from 1,636 to 1,860 square feet of living area. The homes are either 63 or 69 years old. Each comparable has an unfinished basement, central air

conditioning and a garage ranging in size from 400 to 703 square feet of building area. The comparables have improvement assessments ranging from \$38,472 to \$39,984 or from \$21.50 to \$24.21 per square foot of living area.

While the sole basis of the appellant's appeal is assessment equity, the appellant also submitted a settlement statement associated with the purchase of the subject property in February 2019 for \$110,000. The appellant did not complete Section IV – Recent Sale Data of the appeal petition. Since a market value evidence is not responsive to the appellant's equity argument, no further consideration shall be given to the recent purchase of the subject property.¹

Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$32,933 or \$23.00 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$52,487. The subject property has an improvement assessment of \$40,366 or \$28.19 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located in the same neighborhood as the subject property. The comparables are improved with one-story dwellings of frame or masonry exterior construction that range in size from 960 to 1,470 square feet of living area. The homes range in age from 68 to 71 years old. One comparable has a full unfinished basement, and three comparables have partial unfinished basements. Three comparables have central air conditioning, one comparable has a fireplace and each comparable has a garage ranging in size from 280 to 528 square feet of building area. The properties have improvement assessments that range from \$34,035 to \$40,691 or from \$26.83 to \$40.30 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #2 along with board of review comparables #2 and #3 which differ from the subject in dwelling size and/or foundation type.

The Board finds the best evidence of assessment equity to be the remaining comparables which are more similar to the subject in dwelling size, but each has a basement unlike the subject's

¹ Section 16-108 of the Property Tax Code states in part, "Each appeal shall be limited to the grounds listed in the petition filed with the Property Tax Appeal Board." (35 ILCS 200/16-180)

crawl space and slab foundation. Board of review comparable #1 is considered most similar to the subject in dwelling size and other features. This property has an improvement assessment of \$39,440 or \$26.83 per square foot of living area. The four best comparables had improvement assessments that ranged from \$38,472 to \$40,691 or from \$23.40 to \$30.41 per square foot of living area. The subject's improvement assessment of \$40,366 or \$28.19 per square foot of living area falls within the range established by the best comparables in this record. After considering adjustments to the comparables for differences from the subject, such as presence of a basement, which the subject lacks, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment 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: September 21, 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

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