



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

APPELLANT: Terry Peterson
DOCKET NO.: 19-01276.001-R-1
PARCEL NO.: 05-06-28-103-007-0000

The parties of record before the Property Tax Appeal Board are Terry Peterson, 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: \$16,850
IMPR.: \$72,350
TOTAL: \$89,200

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 part two-story and a part one-story dwelling of frame exterior construction with 2,541 square feet of living area. The dwelling was constructed in 1979 and is approximately 40 years old. Features of the home include an unfinished partial basement, central air conditioning, three fireplaces and a 528 square foot garage. The property has a 21,262 square foot or an approximately .49-acre site and is located in Shorewood, Troy Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a Market Analysis prepared by Steven Loerop of Coldwell Banker the Real Estate Group with limited descriptive information on six suggested comparable sales, none of which are located within the subject's subdivision. The comparables have sites ranging in size from less than .25-acres to .49-acres of land area. The comparables are improved with two-story dwellings of vinyl siding, vinyl siding and brick, brick and cedar or brick and stone exterior

construction. The dwellings range in age from approximately 6 to 20 years old. Four comparables were reported to range in size from 2,200 to 3,000 square feet of living area, no size data was provided for comparables #2 and #4. Five comparables each have a basement, two of which have finished area and each comparable has a garage.¹ The properties sold from October 2016 to May 2019 for prices ranging from \$211,000 to \$250,690, four of which sold for prices ranging from \$70.33 to \$113.95 per square foot of living area, land included. The comparable market analysis summary report depicts the six comparables with an average sale price of \$233,448. Based on this evidence, the appellant requested the subject's assessment be reduced to \$77,589.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$89,200. The subject's assessment reflects a market value of \$267,306 or \$105.20 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Will County of 33.37% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review submitted a letter prepared by the Troy Township Assessor. The assessor described the subject's subdivision as an unincorporated area that neighbors the Village of Shorewood. The assessor also asserted that this custom-built neighborhood is made up of only 44 homes. The assessor argued that the market analysis submitted by the appellant does not contain any homes that are within this neighborhood nor any homes that are in neighboring subdivisions or in any unincorporated area. The assessor also made note that some information in the market analysis comparable grid page was not provided by the appellant.

In support of its contention of the correct assessment the board of review, through the township assessor, submitted information on three comparable sales located within the subject's subdivision and either next door or one street over from the subject property. The comparables have sites ranging in size from 20,020 to 36,482 square feet of land area. The comparables are improved with a 1.5-story or a part 2-story and a part 1-story dwelling of frame exterior construction ranging in size from 2,506 to 3,064 square feet of living area. The dwellings were built in 1986 or 1988. The comparables each have a full unfinished basement, central air conditioning, one or two fireplaces and a garage ranging in size from 576 to 744 square feet of building area. Comparable #3 has an inground swimming pool and a pool house. The properties sold from May 2016 to June 2019 for prices ranging from \$265,000 to \$382,500 or from \$105.75 to \$124.84 per square foot of living area, land included. Based on this evidence, the board of review requested no change in 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

¹ The photographs included in the appellant's market analysis depict each comparable has a garage and the garage details section of the grid also notes garage door opener(s) and/or transmitter(s).

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 nine suggested comparable sales for the Board's consideration. The Board finds none of these comparables are truly similar to the subject due to significant differences in location, site size, age, features and/or their sales occurred less proximate in time to the assessment date at issue. Nevertheless, the Board gives less weight to appellant's comparables #1 and #4 which differ from the subject in site size, age, foundation and/or their sales occurred in 2016 and 2017, which are somewhat dated and less likely to reflect the subject's market value as of the January 1, 2019 assessment date. The Board also gives less weight to appellant's comparables #2 and #4 as the appellant did not provide the dwelling size of these comparables to allow the Board to conduct a meaningful comparative analysis of these properties to the subject. The Board gives reduced weight to board of review comparable #1 due to its dated sale in 2016, along with board of review comparable #3 due to its superior features which include an inground swimming pool and pool house.

The Board finds the best evidence of market value to be the appellant's comparable sales #5 and #6, as well as board of review comparable sale #2. These comparables have varying degrees of similarity when compared to the subject. They sold from July 2018 to May 2019 for prices ranging from \$250,000 to \$365,000 or from \$100.00 to \$119.59 per square foot of living area, land included. The subject's assessment reflects a market value of \$267,306 or \$105.20 per square foot of living area, land included, which is within the range established by the best comparable sales in this record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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:

May 18, 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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