



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

APPELLANT: John Murdie
DOCKET NO.: 19-09299.001-R-1
PARCEL NO.: 03-25-252-032

The parties of record before the Property Tax Appeal Board are John Murdie, the appellant; and the Grundy 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 **Grundy** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$19,520
IMPR.: \$73,142
TOTAL: \$92,662

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Grundy 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 two-story dwelling of brick and vinyl siding exterior construction containing 2,689 square feet of living area. The dwelling was constructed in 2002. Features of the home include a full unfinished basement, central air conditioning, a fireplace, a 2-car garage with 411 square feet of building area and a 156 square foot shed. The property has a .26 of an acre site and is located in Channahon, Aux Sable Township, Grundy County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from .25 to .49 of an acre of land area that are improved with two-story dwellings containing from 2,403 to 3,281 square feet of living area. The dwellings were built from 2000 to 2005. The comparables have full basements, one of which has finished area, central air conditioning and a garage ranging in size from 683 to 1,097 square feet of building area. Three comparables each have a fireplace.

The comparables sold from May 2018 to May 2019 for prices ranging from \$250,000 to \$305,000 or from \$92.42 to \$118.60 per square foot of living area, including land. The appellant also disclosed the subject property was purchased in March 2009 for \$270,000 or \$100.41 per square foot of living area, including land.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$92,662, which reflects a market value of \$276,273 or \$102.74 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Grundy County of 33.54% as determined by the Illinois Department of Revenue.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$116,346. The subject's assessment reflects a market value of \$346,887 or \$129.00 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Grundy County of 33.54% as determined by the Illinois Department of Revenue.

The board of review argued the subject appears to be correctly assessed for the neighborhood.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted four comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #3 due to its significantly larger dwelling size, when compared to the subject. The Board finds the appellant's remaining comparables have varying degrees of similarity to the subject and also sold proximate to the January 1, 2019 assessment date at issue. The best comparables sold from May 2018 to May 2019 for prices ranging from \$250,000 to \$285,000 or from \$92.42 to \$118.60 per square foot of living area, including land. The subject's assessment reflects a market value of \$346,887 or \$129.00 per square foot of living area, including land, which falls above the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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: July 19, 2022



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
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APPELLANT

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COUNTY

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Grundy County Courthouse
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Morris, IL 60450