



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

APPELLANT: John Lucas
DOCKET NO.: 20-04163.001-R-1
PARCEL NO.: 05-06-17-414-016-0000

The parties of record before the Property Tax Appeal Board are John Lucas, the appellant, by Dennis D. Koonce, Attorney at Law in Frankfort, 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: \$20,381
IMPR.: \$84,735
TOTAL: \$105,116

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 2020 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 with a vinyl siding exterior that contains 2,252 square feet of living area. The dwelling was built in 2013. Features of the home include a full unfinished basement, central air conditioning, two bathrooms, and a two-car attached garage with approximately 500 square feet of building area. The property has a site with approximately 10,890 square feet of land area located in Shorewood, Troy Township, Will County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on November 12, 2019, for a price of \$315,000. The appellant completed Section IV – Recent Sale Data of the appeal identifying the seller as the Estate of Charlene Jackson and indicated the parties to the transaction were not related. The appellant further indicated the property was sold through a realtor, had been advertised in the Multiple Listing Service (MLS), and had been advertised for

120 days. To document the transaction the appellant submitted a copy of the MLS listing for the subject property and a copy of the settlement statement dated November 12, 2019, disclosing the purchase price of \$315,000, and further indicating real estate commissions were paid. Based on this evidence, the appellant requested the subject's assessment be reduced to \$115,000 to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$109,463. The subject's assessment reflects a market value of \$328,028 when using the 2020 three-year average median level of assessment for Will County of 33.37% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted a statement acknowledging the subject property sold in 2019. It stated that the township assessor accepted the purchase price in the 2019 tax year, apparently reducing the subject's assessment to \$105,000. The board of review then explained that for the 2020 tax year a township equalization factor of 1.0425 was applied increasing the subject's assessment to \$109,463.

As documentation the board of review submitted a copy of the subject's property record card, a copy of a real estate parcel inquiry statement for the subject property from the Will County Real Estate System, and a copy of the PTAX-203 Illinois Real Estate Transfer Declaration associated with the sale of the subject property.

The board of review requested no change be made to the 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 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 Board finds the best evidence of market value to be the purchase of the subject property on November 12, 2019, less than two months prior to the assessment date at issue, for a price of \$315,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a realtor, and the property had been advertised on the open market with the Multiple Listing Service. In further support of the transaction the appellant submitted a copy of the settlement statement and a copy of the MLS listing. Additionally, the board of review submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration associated with the sale. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value but simply argued the subject's assessment was reduced for the 2019 tax year to reflect the purchase price and then adjusted by a township equalization factor for the 2020 tax year. The Board finds the purchase price is below the market value reflected by the assessment for the 2020 tax year and finds, given

the sale occurred within less than two months prior to the assessment date, the application of an equalization factor would not be necessary to further adjust the subject's assessment as reflected by the purchase price to reflect fair cash value as of January 1, 2020. Based on this record the Board finds the subject property had a market value of \$315,000 as of January 1, 2020. Since market value has been determined the 2020 three-year average median level of assessment for Will County of 33.37% shall apply. (See 86 Ill.Admin.Code §1910.50(c)(1)).

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

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 21, 2024



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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