



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

APPELLANT: Edward Zuger
DOCKET NO.: 20-06407.001-R-1
PARCEL NO.: 23-16-07-105-009-0000

The parties of record before the Property Tax Appeal Board are Edward Zuger, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$19,171
IMPR.: \$57,547
TOTAL: \$76,718

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 consists of a 2-story dwelling of brick and cedar exterior construction with 2,947 square feet of living area.¹ The dwelling was constructed in 1988. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a 2-car 490 square foot garage. The property has an approximately 64,311 square foot site and is located in Crete, Crete 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 March 6, 2019 for a price of \$229,900. The appellant partially completed Section IV – Recent Sale Data of the appeal petition disclosing the sale was not between related parties, the subject was sold by a realtor, and

¹ The parties differ regarding the subject's dwelling size. The Board finds the best evidence of dwelling size is found in the subject's property record card presented by the board of review, which was not refuted by the appellant in written rebuttal.

the subject was advertised for sale through the Multiple Listing Service. The appellant presented a listing sheet for the subject disclosing the subject was listed for 65 days. In support of the transaction the appellant submitted a settlement statement, which describes a sale date of March 6, 2019, a purchase price of \$229,900, and payment of realtors' commissions. Based on this evidence, the appellant requested a reduction in the subject's assessment 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 \$81,537. The subject's assessment reflects a market value of \$244,342 or \$82.91 per square foot of living area, land included, 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 information on two comparable sales located within 0.30 of a mile from the subject. The comparables have 20,517 or 23,319 square foot sites that are improved with 2-story homes of brick and frame exterior construction with 2,489 or 2,716 square feet of living area. The dwellings were built in 1978 or 1980. Each home has a basement, one of which has finished area, central air conditioning, a fireplace, and a 518 or 554 square foot garage. The comparables sold in January 2017 and March 2020 for prices of \$232,500 and \$250,000 or for \$93.41 and \$92.05 per square foot of living area, including land, respectively.

The board of review submitted a memorandum from the township assessor's office asserting that the subject's 2019 tax year assessment was reduced to reflect one-third of the March 2019 purchase price of \$229,900 plus the application of the 2020 township equalization factor for Crete Township of 1.0640 to arrive at the current assessment of \$81,537. Based on this evidence and argument, the board of review argued the subject has been assessed at one-third of market value plus the 2020 equalization factor, and therefore, requested confirmation of the subject's assessment.

In written rebuttal, the appellant argued the board of review did not challenge the 2019 sale of the subject, which sale is the best evidence of the subject's market value as of the assessment date.

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 in March 2019 for a price of \$229,900. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant disclosed the parties to the transaction were not related, the property was sold using a realtor, the property had been advertised on the open market through the Multiple Listing Service, and it had been on the

market for 65 days. In further support of the transaction the appellant submitted a copy of the settlement statement relating to the sale.

The Illinois Supreme Court has held that a contemporaneous sale between parties dealing at arm's length is not only relevant to the question of fair cash value, but is practically conclusive on the issue of whether an assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill. 2d 158, 161, 226 N.E.2d 265, 267 (Ill. 1967). The Board finds the purchase price is below the market value reflected by the assessment.

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. The Board further finds the board of review agreed the March 2019 sale was an arm's length transaction in determining this sale was sufficient to reduce the subject's assessment for the prior tax year.

The Board finds the board of review's argument that the subject's assessment reflecting the March 2019 sale price should be increased by the 2020 equalization factor is unsupported and unpersuasive. The Board takes judicial notice of the purpose of equalization factors as set forth in the Illinois Department of Revenue publication, PTAX-1004, The Illinois Property Tax System, at page 17, concerning how uniformity in assessments is achieved by applying equalization factors:

The assessment/sales ratio study shows whether or not assessments within a given area actually average 33 1/3 percent of market value. If the results of the study indicate that assessments are either higher or lower than 33 1/3 percent, a blanket percentage increase or decrease, called an "**equalization factor**" or "**multiplier**" is calculated and applied to all non-farm property to bring the level of assessment to 33 1/3 percent. The application of this uniform percentage increase or decrease to assessed values is called "**equalization.**"

The subject's March 2019 sale occurred less than a year from the assessment date at issue and in the absence of other market value evidence suggesting that the sale price was no longer reflective of market value, based on this record, the Board finds that the subject's assessment is not reflective of market value.

Based on this record, the Board finds the subject property had a market value of \$229,900 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. 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

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 16, 2023



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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