



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

APPELLANT: Matthew Marquis
DOCKET NO.: 20-07074.001-R-1
PARCEL NO.: 20-29-200-012

The parties of record before the Property Tax Appeal Board are Matthew Marquis, the appellant, and the McHenry 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 **McHenry** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$132,349
IMPR.: \$121,976
TOTAL: \$254,325

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the McHenry 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 two-story dwelling of brick exterior construction containing approximately 3,166 square feet of living area.¹ The dwelling was constructed in 1978 and is approximately 42 years old. Features of the home include a partial basement that is partially finished, central air conditioning, one fireplace and a three-car attached garage. The property has a 8.94 acre or 389,426 square foot site located in Barrington Hills, Algonquin Township, McHenry County.

¹ The appellant's appraiser calculated the subject dwelling as having 3,166 square feet of living area while the board of review reported the size to be 3,246 square feet of living area. Both the appellant's appraiser and the board of review submitted a diagram with dimensions of the subject dwelling. The diagrams of the home and measurements submitted by the parties are very similar and the differences in size may be due to rounding. For purposes of this appeal the Board finds the subject has 3,166 square feet of living area

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$635,000 as of January 1, 2018. The appraisal was prepared by Grant M. Stewart, an Illinois Certified Residential Real Estate Appraiser. The appraiser inspected the subject property on October 18, 2018, and the report was signed on December 7, 2018.

In estimating the market value of the subject property, the appraiser used three comparable sales improved with two-story dwellings of brick, cedar or brick and frame exterior construction ranging in size from 3,119 to 5,931 square feet of living area. Comparables #2 and #3 are 81 and 20 years old, respectively. No age was reported for comparable #1. Each comparable has a basement with two having finished area, central air conditioning, two or three fireplaces, and a three-car or a seven-car garage. Each comparable has a barn. These properties have sites ranging in size from 4.75 to 8.09 acres. The report indicated that comparable number 1 sold on 3/20/2020; comparable #2 sold on "3/8/29 List.2018", and comparable #3 sold on 4/20/2017 for prices ranging from \$521,300 to \$781,000. The appraiser adjusted the comparables for differences from the subject resulting in adjusted prices ranging from \$611,700 to \$713,000. The appraiser arrived at an estimated market value of \$635,000. The appellant requested the subject's assessment be reduced to \$200,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$254,325. The subject's assessment reflects a market value of \$762,365 or \$240.80 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for McHenry County of 33.36% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales selected by the Algonquin Township Assessor improved with two-story dwellings that ranged in size from 2,731 to 3,720 square feet of living area. The homes were built in 1973 or 1990 and are either 30 or 47 years old. Each comparable has a basement with two having finished area, central air conditioning, one to four fireplaces and an attached two-car or four-car garage. Comparables #1 and #2 have in-ground swimming pools and comparable #2 has an additional garage with 768 square feet of building area. The comparables have sites ranging in size from 220,590 to 215,274 square feet of land area and are located from approximately .45 to 1.55 miles from the subject property. The sales occurred from August 2019 to July 2020 for prices ranging from \$620,000 to \$785,000 or from \$211.02 to \$247.16 per square foot of living area, including land. Adjustments to the comparables were made for differences from the subject to arrive at adjusted prices ranging from \$717,206 to \$810,849.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board gives little weight to the appraisal presented by the appellant as the effective date of the report preceded the assessment date at issue by approximately two years, appraisal comparable sales #1 and #2 differed significantly from the subject dwelling in size, appraisal comparable sale #3 did not sell proximate in time to the assessment date at issue, the appraiser did not disclose the age of comparable sale #1, the appraiser reported a date of sale for appraisal comparable sale #1 occurring on March 20, 2020, which is after the date the appraiser signed the report on December 17, 2018, and the appraiser reported what appears to be an incorrect sale date for appraisal sale #2 (3/8/29). For these reasons the Board finds the appraisal submitted by the appellant was not credible and is given little weight.

The Board finds the best evidence of market value to be the comparable sales submitted by the board of review as these properties sold proximate in time to the assessment date at issue. The comparables have varying degrees of similarity to the subject in land area, dwelling size, age and features. These properties sold for prices ranging from \$620,000 to \$785,000 or from \$211.02 to \$247.16 per square foot of living area, including land. The subject's assessment reflects a market value of \$762,365 or \$240.80 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the subject's assessment is not 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:

November 22, 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

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COUNTY

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