



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

APPELLANT: Jorge Umfurer
DOCKET NO.: 22-03027.001-R-1
PARCEL NO.: 18-36-377-023

The parties of record before the Property Tax Appeal Board are Jorge Umfurer, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$14,480
IMPR.: \$124,407
TOTAL: \$138,887

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 2022 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 2-story dwelling of frame exterior construction with 2,689 square feet of living area. The dwelling was built in 2015. Features of the home include a basement, central air conditioning, one fireplace, and a 3-car garage. The property has an approximately 7,191 square foot site¹ and is located in Algonquin, Grafton Township, McHenry County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales that are located in the subject's assessment neighborhood code and within 0.4 of a mile from the subject. The comparables have sites that range in size from 8,417 to 10,054 square feet of land area. The comparables are

¹ The best evidence of the subject's lot size and location was the property record card presented by the board of review.

improved with 2-story dwellings of frame exterior construction ranging in size from 2,365 to 3,323 square feet of living area. The homes were built in either 2015 or 2016. Each comparable has central air conditioning, one fireplace, and a 2-car or a 3-car garage. The comparables sold from December 2020 to July 2021 for prices ranging from \$355,000 to \$450,500 or from \$135.57 to \$154.34 per square foot of living area, land included. The appellant also disclosed in the grid that the subject property sold in November 2015 for a price of \$310,765 or \$115.57 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$131,455, which would reflect a market value of \$394,404 or \$146.67 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$138,887. The subject's assessment reflects a market value of \$416,953 or \$155.06 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for McHenry County of 33.31% as determined by the Illinois Department of Revenue.

The board of review submitted a memorandum noting that the appellant's comparable #1 sold in 2020 and the appellant's comparables #2 and #3 sold for more than the subject's assessed market value. The board of review also critiqued its own comparables, two of which are shared with the appellant.

In support of its contention of the correct assessment, the board of review submitted information on three comparable sales that are located in the subject's assessment neighborhood code and within 0.05 of a mile from the subject. Board of review comparables #1 and #3 are the same properties as the appellant's comparables #2 and #3, respectively. The comparables were reported to have sites that range in size from 8,108 to 11,050 per square foot of land area. The comparables are improved with 2-story dwellings of frame exterior ranging in size from 2,334 to 3,323 square feet of living area. The homes were built from 2014 to 2016. The comparables each have a basement, central air conditioning, and a garage ranging in size from 568 to 790 square feet of building area. Two comparables each have one fireplace. The comparables sold from June 2021 to February 2022 for prices ranging from \$400,000 to \$450,500 or from \$135.57 to \$171.38 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 record contains a total of four comparable sales for the Board's consideration, which includes two shared sales. The Board gives less weight to the appellant's comparable #1 which has a 2020 sale occurring less proximate in time to the subject's January 1, 2022 assessment date

at issue than other comparables in this record. The Board also gives less weight to the appellant's comparable #3/board of review comparable #3 which differs from the subject in dwelling size.

The Board finds the best evidence of market value to be the two remaining comparable sales, which includes one shared sale. These comparables sold proximate in time to the subject's assessment date and similar to the subject in location, design, age, and dwelling size with varying degrees of similarity in other features. These comparables sold in June 2021 and February 2022 for prices of \$400,000 and \$430,000 or of \$154.34 and \$171.38 per square foot of living area, land included. The subject's assessment reflects a market value of \$416,953 or \$155.06 per square foot of living area, land included, which is bracketed by the most similar comparables in this record. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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:

April 16, 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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