



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

APPELLANT: James & Kathleen Chronister
DOCKET NO.: 07-02129.001-R-1
PARCEL NO.: 05-03-151-025

The parties of record before the Property Tax Appeal Board are James & Kathleen Chronister, the appellants, and the Grundy County Board of Review.

Based on the facts and exhibits presented, 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: \$11,730
IMPR.: \$36,920
TOTAL: \$48,650

Subject only to the State multiplier as applicable.

ANALYSIS

The subject parcel of 8,300 square feet of land area has been improved with a Four Seasons manufactured home constructed on a crawl-space foundation. The home was built in 2000 and has 1,512 square feet of living area with central air conditioning. The property is also improved with a detached two-car garage of 528 square feet of building area. The subject property is located in Morris, Morris Township, Grundy County.

The appellants argued only that the subject's market value was not accurately reflected in its assessed valuation. In support of the complaint, the appellants filed a Manufactured Home Appraisal Report with the Property Tax Appeal Board which was for the purpose of a refinance transaction.

The appraiser Ron Mueller, a State certified real estate appraiser, of Mueller Appraisal Services in Minooka used two of the three traditional approaches to value in concluding an estimated market value of \$146,000 for the subject property as of February 9, 2008. The appraiser described the subject

manufactured home as attached to a permanent foundation system and that the towing hitch, wheels and axles have been removed. Moreover, the appraiser recorded in his report that the manufactured home is permanently connected to a septic tank or sewage system and other utilities.

Under the cost approach, the appraiser estimated the subject's land value at \$40,000. Using the Marshall Swift, L.P. for a 56' x 27' manufactured home with a quality rating of 4, the appraiser determined a reproduction cost new of \$95,694 and for the garage a cost of \$15,542. Depreciation of \$4,450 was calculated resulting in a depreciated value of improvements of \$106,786. The appraiser added the land value to the depreciated improvement value resulting in a total value by the cost approach of \$146,786.

Under the sales comparison approach, the appraiser used sales of three comparables located between 11.30 and 12.24-miles from the subject. The two of the comparables were manufactured homes; each was a one-story vinyl exterior constructed home ranging in age from 7 to 19 years old. One comparable had a full unfinished basement and two had crawl-space foundations. The comparables ranged in size from 1,285 to 1,500 square feet of living area with two having central air conditioning and one having a two-car garage. One comparable also had a fireplace. The comparables sold between April and August 2007 for prices ranging from \$140,000 to \$150,000 or from \$93.33 to \$116.73 per square foot of living area, land included. In comparing the comparable properties to the subject, the appraiser made adjustments for land area, condition, size, a full basement, the lack of central air conditioning and/or a garage, a fireplace, and other amenities. This analysis resulted in adjusted sales prices for the comparables ranging from \$145,500 to \$151,480. From this process, the appraiser estimated a value for the subject by the sales comparison approach of \$146,000.

In reconciling the two approaches, the appraiser opined a market value of \$146,000.

Based on the foregoing evidence along with arguments that the subject property is located in a high risk floodplain and has had dramatically increasing flood insurance premiums, the appellants requested a total assessment of \$48,667 which would reflect a market value of approximately \$146,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$53,290 was disclosed. The final assessment of the subject property reflects a market value of \$159,934 using the 2007 three-year median level of assessments for Grundy County of 33.32%.

Those same "Board of Review Notes on Appeal" also contain a proposed assessment for the subject property submitted by the board of review of \$48,670. The proposed assessment reflects an estimated market value of \$146,068 based on the three-year median

level of assessments for Grundy County. The board of review indicated it was in agreement with the appellants' evidence.

The appellants were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellants timely responded to the Property Tax Appeal Board rejecting the proposed assessment and reiterating that the subject property's market value was \$146,000 based on the appraisal previously submitted.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellants argued that the subject's assessment was not reflective of market value. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill. App. 3d 179, 728 N.E.2d 1256 (2nd Dist. 2000); National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill. App. 3d 1038 (3rd Dist. 2002). The Board finds this burden of proof has been met and a reduction in the subject's assessment is warranted.

The Board finds the appellants submitted an appraisal of the subject property with a final value conclusion of \$146,000, while the board of review proposed an assessment reduction resulting in an estimated fair market value of the subject property of \$146,068. The Property Tax Appeal Board finds the appraisal submitted by the appellants estimating the subject's market value of \$146,000 is the best and only evidence of the subject's market value in the record.

Based upon the market value as stated above, the Property Tax Appeal Board finds that a reduction is warranted. Since market value has been established, the three-year median level of assessments for Grundy County for 2007 of 33.32% shall be applied.

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

Member

DISSENTING: _____

C E R T I F I C A T I O N

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: March 23, 2010

Allen Castrovillari

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 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 the subsequent year 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.

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.