



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

APPELLANT: Olga Arredondo
DOCKET NO.: 10-00405.001-R-1
PARCEL NO.: 30-07-22-414-010-0000

The parties of record before the Property Tax Appeal Board are Olga Arredondo, the appellant, and the Will 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 Will County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$12,985
IMPR.: \$7,015
TOTAL: \$20,000

Subject only to the State multiplier as applicable.

ANALYSIS

The subject parcel of approximately 20,473 square feet of land area is improved with a one-story single-family dwelling of masonry exterior construction that contains 1,276 square feet of living area. The dwelling is 36 years old. The dwelling has a crawl-space foundation, central air conditioning and a two-car garage of 420 square feet of building area. The property is located in Joliet, Joliet Township, Will County.

The appellant submitted a residential appeal contending overvaluation based on a recent purchase of the subject property and also submitted data on three comparable sales with color photographs along with a citation to a recently enacted provision of the Property Tax Code as a contention of law.

In support of the purchase price, the appellant completed Section IV - Recent Sale Data of the appeal form stating the property was purchased in March 2010 for a price of \$60,100. The appellant stated the property was sold by City Financial Services through Why Rent Real Estate, by agent John Hoffman, and was advertised for sale for 84 days in the Multiple Listing Service, the local paper and a sign in the yard. Also attached to the appeal was a

copy of the Settlement Statement reiterating the date and sale price of the subject. In the appeal petition, the appellant also stated the parties to the transaction were not related.

For comparable sales, the appellant completed Section V of the appeal petition with information on three sales of properties located in the subject's subdivision of Sugar Creek. The comparables were within two blocks of the subject and described as a 1.5-story and two, one-story brick or frame dwellings that were either 46 or 59 years old. The comparables range in size from 1,488 to 2,262 square feet of living area. Two comparables have full basements that are finished and the other comparable does not have a basement. Each comparable has central air conditioning, one or two fireplaces and two comparables have garages of 476 and 480 square feet, respectively. The appellant also included copies of additional data for each of the comparables depicting marketing times from 56 to 386 days. In the grid, the appellant reported the comparables sold between April 2009 and April 2010 for prices ranging from \$75,000 to \$95,000.

The appellant also submitted a copy of Senate Bill 3334 regarding addition of the definition of "compulsory sale" to the Property Tax Code.¹

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$20,000 or a market value of approximately \$60,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$58,257 was disclosed. The subject's assessment reflects an estimated market value of approximately \$175,262, utilizing the 2010 three-year median level of assessments for Will County of 33.24% as determined by the Illinois Department of Revenue.

In response to the assessment appeal, the board of review submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration related to the sale of the subject property. On this document, the board of review highlighted that the property was transferred by "special warranty deed" and the "seller/buyer is a financial institution or government agency." The document as reveals that the property was advertised for sale or sold using a real estate agent.

In further support of the assessment, the board of review submitted a grid analysis of three sales located in Sugar Creek subdivision along with applicable property record cards. The

¹ The Board recognizes that Public Act 96-1083 amended the Property Tax Code adding sections 1-23 and 16-55 (35 ILCS 200/1-23 & 16-55), effective July 16, 2010. The Board finds the effective date of these statutes is subsequent to assessment date at issue, January 1, 2010. The Board finds there is no language within either provision evidencing a clear expression of legislative intent to give these amendments retroactive effect. Therefore, the Board finds neither statute applies to the appellant's 2010 assessment.

comparables are improved with one-story frame or masonry dwellings that range in age from 48 to 50 years old. The comparables range in size from 1,272 to 1,424 square feet of living area. Two comparables have full unfinished basements and one has a slab foundation. Each dwelling has central air conditioning and a garage ranging in size from 440 to 616 square feet of building area. Two of the comparables have one and two fireplaces, respectively. The properties sold between June 2008 and September 2009 for prices ranging from \$158,900 to \$184,900.

Based on the foregoing, the board of review requested confirmation of the subject's assessment.

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

The appellant contends the assessment of the subject property is excessive and not reflective of its 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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code §1910.65(c). The Board finds the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the subject's assessment should be reduced based on the sale of the subject and comparable sales contained in the record. The evidence disclosed that the subject sold in March 2010 for a price of \$60,100 after having been listed on the market for a period of 84 days. The board of review did not specifically address the sale of the subject property beyond pointing out that it was sold by a financial institution and transferred by "special warranty deed." In addition, the board of review provided sales of suggested comparables that sold in both 2008 and 2009. The Board has given less weight to the two sales that occurred in 2007 as these sales are not very close in time to the assessment date. Moreover, comparable #3 has a full basement which is no enjoyed by the subject. As a consequence of this difference, this comparable sale has also been given less weight.

In counties with 200,000 or fewer inhabitants property is to be valued at 33 1/3% of fair cash value. (35 ILCS 200/9-145(a)). Fair cash value is defined in the Property Tax Code as "[t]he amount for which a property can be sold in the due course of business and trade, not under duress, between a willing buyer and a willing seller." (35 ILCS 200/1-50). The Supreme Court of Illinois has construed "fair cash value" to mean what the property would bring at a voluntary sale where the owner is

ready, willing, and able to sell but not compelled to do so, and the buyer is ready, willing, and able to buy but not forced so to do. Springfield Marine Bank v. Property Tax Appeal Board, 44 Ill.2d 428 (1970). When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The sale of a property during the tax year in question is a relevant factor in considering the validity of the assessment. Rosewell v. 2626 Lakeview Limited Partnership, 120 Ill.App.3d 369 (1st Dist. 1983). Furthermore, a contemporaneous sale between two parties dealing at arm's length is not only relevant to the question of fair cash value but practically conclusive on the issue on whether the assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill.2d 158 (1967).

The evidence reveals the subject property sold about three months after the assessment date of January 1, 2010 for \$60,100. Furthermore, the Board finds there is no substantive evidence in the record that the sale price was not reflective of the subject's market value. Given the case law related to the sale of a property being reflective of its market value, the Property Tax Appeal Board has given most weight to the subject's reported sale price and finds the best evidence of the subject's fair market value in the record is the March 2010 sale for \$60,100. The subject's assessment reflects an estimated market value of approximately \$175,262 which is higher than its most recent sale price. Therefore, a reduction in the subject's assessment commensurate with the appellant's request 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

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: April 19, 2013

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.