



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

APPELLANT: Gustavo Arredondo
DOCKET NO.: 11-00330.001-R-1
PARCEL NO.: 30-07-27-207-005-0000

The parties of record before the Property Tax Appeal Board are Gustavo 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: \$13,350
IMPR.: \$13,300
TOTAL: \$26,650

Subject only to the State multiplier as applicable.

ANALYSIS

The subject parcel of approximately 20,860 square feet of land area is improved with a one-story single-family dwelling of frame exterior construction that contains 1,824 square feet of living area. The dwelling is 54 years old. The dwelling has a partial basement, central air conditioning, a fireplace and a two-car garage of 638 square feet of building area. The property is located in Joliet, Joliet Township, Will County.

The appellant submitted a residential appeal contending overvaluation. In support of the argument, the appellant submitted information on four comparable sales located in the subject's subdivision of Sugar Creek. The comparables were within four blocks of the subject and described as a two-story and three, one-story frame or brick and frame dwellings that were either 50 or 53 years old. The comparables range in size

from 1,800 to 2,184 square feet of living area. Each comparable has a full basement, two of which have finished area. Three comparables have central air conditioning and two have one or two fireplaces. Each comparable has a garage ranging in size from 440 to 720 square feet of building area. The appellant also included copies of additional data for each of the comparables depicting marketing times from 8 to 184 days. In the grid, the appellant reported the comparables sold between September 2009 and October 2011 for prices ranging from \$60,000 to \$80,000.

The appellant also submitted a copy of Public Act 96-1083 regarding the addition a definition for "compulsory sale" to the Property Tax Code.¹

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$23,000 or a market value of approximately \$69,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$51,750 was disclosed. The subject's assessment reflects an estimated market value of approximately \$155,827, utilizing the 2011 three-year median level of assessments for Will County of 33.21% as determined by the Illinois Department of Revenue.

In response to the assessment appeal, the board of review submitted a grid analysis of four sales located in Sugar Creek subdivision along with applicable property record cards. The comparables are improved with one-story frame or masonry dwellings that were built between 1959 and 1962. The comparables range in size from 1,272 to 1,424 square feet of living area. Three of the comparables have a full unfinished basement and three have one or two fireplaces. Three of the dwellings have central air conditioning and each has a garage ranging in size from 416 to 616 square feet of building area. The properties sold between June 2008 and February 2011 for prices ranging from \$143,000 to \$184,900.

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

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 relevant to the assessment date at issue of January 1, 2011.

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 parties submitted a total of seven comparable sales for the Board's consideration. The Board has given reduced weight to board of review comparables #1, #2 and #3 and appellant's comparable #3 as these sales occurred in 2008 and 2009 which are dates that are least proximate to the assessment date of January 1, 2011 and therefore are less indicative of the subject's estimated market value as of the assessment date at issue.

The Board finds the remaining four comparables submitted by both parties were most similar to the subject in size, design, exterior construction, location and/or age and these sales occurred more proximate to the assessment date at issue. Due to their similarities to the subject and dates of sale, these comparables received the most weight in the Board's analysis. These comparables sold between January 2011 and October 2011 for prices ranging from \$60,000 to \$143,000 or from \$28.57 to \$105.77 per square foot of living area, including land. The subject's assessment reflects a market value of approximately \$155,827 or \$85.43 per square foot of living area, including land, using the 2011 three-year median level of assessments for Will County of 33.21%. The Board finds the subject's assessment reflects a market value that is above the range established by the most similar comparables in terms of overall value which does not appear justified when giving due consideration to the subject's size and features as compared to the comparables. Accepted real estate valuation theory provides that all factors being equal, as the size of the property increases, the per unit value decreases. In contrast, as the size of a property decreases, the per unit value increases. After considering the

most comparable sales on this record, the Board finds the appellant did demonstrate the subject property's assessment to be excessive in relation to its market value and a reduction in the subject's assessment is warranted on this record.

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

Tracy 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: January 24, 2014

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.