



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

APPELLANT: Gustavo & Olga Arredondo
DOCKET NO.: 11-00331.001-R-1
PARCEL NO.: 30-07-10-400-008-0000

The parties of record before the Property Tax Appeal Board are Gustavo & Olga Arredondo, the appellants, 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: \$7,600
IMPR: \$100
TOTAL: \$7,700**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame construction containing 2,258 square feet of living area. The dwelling was constructed in 1881. Features of the home include a full unfinished basement and a detached two-car garage of 576 square feet of building area. The property has an 8,700 square foot site and is located in Joliet Township, Will County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellants submitted information on three comparable sales located within ½-mile of the subject property. The comparables are described as two-story dwellings of frame construction that range in size from 2,285 to 2,400 square feet of living area. The dwellings range in age from 86 to 131 years old. Two of the comparables have a partial unfinished basement. The comparables have sites ranging in size from 5,125 to 7,500 square feet of land area. The appellants also included copies of additional data for each of the comparables depicting marketing times from 7 to 533 days. These comparables sold from October 2010 to July 2011 for prices ranging from \$15,000 to

\$20,700 or from \$6.50 to \$9.06 per square foot of living area, including land.

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

Based on this evidence, the appellants requested a reduction in the subject's total assessment to \$7,500 which would reflect a market value of approximately \$22,500 or \$9.96 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$37,350 was disclosed. The subject's assessment reflects a market value of \$112,466 or \$49.81 per square foot of living area, including land, when applying the 2011 three year average median level of assessment for Will County of 33.21% as determined by the Illinois Department of Revenue.

The board of review presented information on five comparable sales located within a mile of the subject property. The comparables are improved with a 1.5-story, two one-story and two two-story dwellings of frame construction that range in size from 976 to 2,428 square feet of living area. The dwellings were constructed from 1900 to 1954. Features of the comparables include a full unfinished basement. Two of the comparables have central air conditioning and one has a fireplace. Four of the comparables have a garage ranging in size from 440 to 720 square feet of building area. The comparables sold from May 2009 to March 2011 for prices ranging from \$126,000 to \$160,000 or from \$65.90 to \$129.10 per square foot of living area, including land. Based on this evidence, 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 this appeal. The Board further finds a reduction in the subject's assessment is warranted.

The appellants contend the market value of the subject property is not accurately reflected in its assessed valuation. When

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 assessment date at issue of January 1, 2011.

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); 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to each of the comparables presented by the board of review based on differences in dwelling size from the subject property and/or that the dates of the sales were not proximate in time to the assessment date of January 1, 2011 and therefore not likely indicators of the estimated market value of the subject property.

The Board finds the three comparables presented by the appellants were most similar to the subject in location, size, style, exterior construction, features, age and/or land area. These properties also sold most proximate in time 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 for prices ranging from \$15,000 to \$20,700 or from \$6.50 to \$9.06 per square foot of living area, including land. The subject's assessment reflects a market value of \$112,466 or \$49.81 per square foot of living area, including land, which is above the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. Based on this record the Board finds the appellants did demonstrate by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's assessment is 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.



Chairman



Member



Member



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



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.