



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

APPELLANT: Land Trust 275 1000 0353
DOCKET NO.: 12-05060.001-R-1
PARCEL NO.: 30-07-16-116-001-0000

The parties of record before the Property Tax Appeal Board are Land Trust 275 1000 0353, the appellant, by attorney Patrick A. Meszaros of the Law Office of Patrick A. Meszaros, in Joliet, and the Will County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change 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: \$6,881
IMPR.: \$20,196
TOTAL: \$27,077**

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from the 2011 decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge the subject's assessment for the 2012 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 consists of a two-story single-family dwelling of frame construction with approximately 1,560 square feet of living area. The dwelling was constructed in 1914. Features of the home include a full unfinished basement and a

detached two-car garage. The property has a 5,663 square foot site and is located in Joliet, Joliet Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis of four comparable sales along with Multiple Listing Service data sheets, printouts from the Supervisor of Assessment and printouts from the township assessor with characteristics information. The comparables were said to be from .20 to .43 of a mile from the subject property. The comparable dwellings are a one-story, a 1.5-story and two two-story homes. The dwellings range in size from 1,404 to 1,666 square feet of living area. The sales occurred between November 2011 and December 2012 for prices ranging from \$40,000 to \$70,000 or from \$24.01 to \$48.08 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$17,620 which would reflect a market value of approximately \$52,860 or \$33.88 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,077. The subject's assessment reflects a market value of \$81,459 or \$52.22 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Will County of 33.24% as determined by the Illinois Department of Revenue.

In rebuttal the board of review submitted a statement from James A. Brenzewski, Joliet Township Assessor, asserting that each of the sales presented on behalf of the board of review were arm's length transactions. No statements were made concerning the appellant's evidence.

In support of its contention of the correct assessment the board of review submitted information in a grid analysis on four comparable sales located in the "same subdivision" as the subject. Also attached were the property record cards for the subject and these four comparable sales. The comparables consist of 1.5-story or two-story dwellings that range in size from 1,008 to 1,952 square feet of living area. The properties sold between January 2012 and January 2014 for prices ranging from \$69,900 to \$155,000 or from \$69.35 to \$94.98 per square foot of living area, including land.

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

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 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 appellant's comparable #4 due to its one-story design as compared to the subject two-story dwelling. The Board has also given reduced weight to board of review comparable #4 for its smaller dwelling size of 1,008 square feet as compared to the subject 1,560 square foot home.

The Board finds the best evidence of market value to be appellant's comparable sales #1 through #3 along with board of review comparable sales #1 through #3. These most similar comparables sold between November 2011 and January 2014 for prices ranging from \$40,000 to \$155,000 or from \$24.01 to \$94.98 per square foot of living area, including land. The subject's assessment reflects a market value of \$81,459 or \$52.22 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. After considering adjustments and the differences in the comparables when compared to the subject, the Board finds a reduction in the subject's assessment is not 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

K. L. Ferr

Member

Mark Albino

Member

Jerry White

Member

Acting 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: August 21, 2015

A. Portol

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.