



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

APPELLANT: Land Trust 275 1000 0353
DOCKET NO.: 12-05064.001-R-1
PARCEL NO.: 30-07-05-212-008-0000

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 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: \$6,683
IMPR.: \$18,260
TOTAL: \$24,943**

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 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 one-story single-family dwelling of frame construction with approximately 1,072 square feet of living area. The dwelling was constructed in 1950. Features of the home include a concrete slab foundation. The

property has a 5,227 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 information on four comparable sales located from .13 to .51 of a mile from the subject. The comparables consist of a split-level and three one-story dwellings that range in size from 1,016 to 1,175 square feet of living area. Two of the comparables have full basements and three have central air conditioning. Each of the comparables has a 200 or a 400 square foot garage. These properties sold between April and October 2012 for prices ranging from \$73,000 to \$95,000 or from \$69.93 to \$80.85 per square foot of living area, including land.

Based on this evidence, the appellant requested a total assessment of \$22,802 which would reflect a market value of approximately \$68,406 or \$63.81 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 \$35,492. The subject's assessment reflects a market value of \$106,775 or \$99.60 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 support of its contention of the correct assessment the board of review through the township assessor submitted information on four comparable sales of one-story dwellings located in the subject's subdivision. The comparables range in size from 1,120 to 1,304 square feet of living area and feature full or partial basements. Three of the comparables have central air conditioning and each has a garage ranging in size from 308 to 576 square feet of building area. The comparables sold between December 2012 and February 2014 for prices ranging from \$108,000 to \$128,500 or from \$96.43 to \$99.49 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 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 appellant's comparable #4 which was a split-level dwelling rather than a one-story home like the subject.

The Board finds the best evidence of market value to be the remaining seven comparables presented by both parties. The majority of the dwellings have full or partial basements which is not a feature of the subject dwelling. In addition, each of the comparables has a garage ranging in size from 200 to 576 square feet of building area whereas the subject does not have a garage. These most similar comparables sold between April 2012 and February 2014 for prices ranging from \$73,000 to \$128,500 or from \$69.93 to \$99.49 per square foot of living area, including land.

While the subject's assessment reflects a market value of \$106,775 or \$99.60 per square foot of living area, including land, which is within the range established by the best seven comparable sales in this record, the Board finds that the subject property is overvalued in light of its lack of a basement foundation and lack of a garage when compared to the most of these comparable properties. With the exception of the garage, appellant's comparable #3, without a basement, is the otherwise most similar comparable to the subject. Based on this record evidence, the Board finds 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

K. L. Ferr

Mark Albino

Member

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.