



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

APPELLANT: Mark Rockcastle
DOCKET NO.: 12-01310.001-R-1
PARCEL NO.: 15-26-154-001

The parties of record before the Property Tax Appeal Board are Mark Rockcastle, the appellant, by attorney Jerri K. Bush of Chicago, and the Kane 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 **Kane** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$4,118
IMPR.: \$21,482
TOTAL: \$25,600

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Kane County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the 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 dwelling of frame construction with 1,600 square feet of living area. The dwelling was constructed in 1910. Features of the home include a full unfinished basement and an enclosed frame porch. The property has a 6,098 square foot site and is located in Aurora, Aurora Township, Kane County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings of frame construction that ranged in size from 1,288 to 1,456 square feet of living area. The dwellings were constructed from 2004 to 2008. The sales occurred from June 2011 to March 2012 for prices ranging from \$64,000 to \$76,102 or from \$48.08 to \$52.26 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$23,342.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$35,269. The subject's assessment reflects a market value of \$105,754 or \$66.10 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Kane County of 33.35% as determined by the Illinois Department of Revenue.

In rebuttal the board of review asserted that the taxpayer's comparables were located in the Hometown Subdivision. The board of review provided no other explanation concerning the significance or relevance of that statement. The board of review also indicated that the appellant's comparables were constructed from 2004 to 2008 and two of the comparables sold in 2012.

In support of its contention of the correct assessment the board of review submitted information on three comparables identified by the township assessor to demonstrate the subject was equitably assessed.

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 meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the only evidence of market value to be the appellant's comparable sales. These comparables sold from June 2011 to March 2012 for prices ranging from \$64,000 to \$76,102 or from \$48.08 to \$52.26 per square foot of living area, including land. These comparables were superior to the subject in age being built from 2004 to 2008 while the subject was constructed in 1910. The subject's assessment reflects a market value of \$105,754 or \$66.10 per square foot of living area, including land, which is above the range established by the only comparable sales in this record even though the subject dwelling is from 94 to 98 years older than each comparable.

The board of review provided no comparable sales to demonstrate the subject's assessment was reflective of the subject's market value or to refute the appellant's overvaluation argument. The Board gives no weight to the equity comparables submitted by the board of review as this evidence did not address the appellant's overvaluation argument.

Based on this record the Board finds a reduction in the subject's assessment is appropriate.

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

[Signature]

Member

Mark Albino

Member

Jerry White

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: June 26, 2015

[Signature]

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.