



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

APPELLANT: VOCP Investments, LLC
DOCKET NO.: 12-01329.001-R-1
PARCEL NO.: 06-35-357-003

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

LAND: \$2,825
IMPR.: \$30,692
TOTAL: \$33,517

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 residential condominium unit in a two-story building of brick and cedar exterior construction with a partial basement. The unit contains 1,164 square feet of living area and the building was constructed in 1989. Features of the unit include central air conditioning. The property is located in South Elgin, Elgin Township, Kane County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information concerning the December 1, 2010 purchase of the subject property for \$62,500 along with very limited information on three comparable sales identifying the comparables by address, number of "beds", baths, dwelling sizes, list price and sold price along with the date of sale. The data submitted includes an assertion that the average sale price was \$43,367. The comparables sold between April 2011 and June 2012 for prices ranging from \$42,500 to \$68,000. Based on this evidence, the appellant requested an assessment of \$14,454 which would reflect a market value of approximately \$43,362.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$33,517. The subject's assessment reflects a market value of \$100,501 or \$86.34 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.

The board of review submitted a memorandum noting the subject property was purchased in 2010 and the appellant's three comparable sales were foreclosures, occurred in 2012 and/or differ in age and style when compared to the subject property.

In support of its contention of the correct assessment the board of review submitted information on ten comparable sales that occurred between April 2010 and September 2011. Based on this evidence and argument, the board of review requested confirmation of the subject's assessment.

In written rebuttal, counsel for the appellant argued that the subject's purchase in 2010 falls within the assessing officials' three year sales ratio period and thus can be used as evidence of the subject's market value. Furthermore, counsel argued that both foreclosures and short sales are to be considered by the Property Tax Appeal Board pursuant to provisions of the Property Tax Code. In addition, counsel argued that nine of the sales presented by the board of review are superior to the subject by having a fireplace feature which is not present in the subject unit. Additionally, many of the board of review comparables have a superior number of bathrooms when compared to the subject.

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 Board has given little weight to the December 2010 purchase price of the subject property for this assessment appeal as of January 1, 2012. The Board finds the sale price is remote in time to the valuation date at issue and thus less likely to be indicative of the subject's estimated market value. Similarly, the Board has given reduced weight to board of review comparable sales #1 through #7 which occurred between April and November 2010 as the sales were all remote in time to the valuation date at issue and therefore less likely to be indicative of the subject's estimated market value.

Furthermore, the Board takes judicial notice of Public Act 96-1083 which amended the Property Tax Code adding sections 1-23 and 16-183 (35 ILCS 200/1-23 & 16-183), effective July 16, 2010.

Section 1-23 of the Property Tax Code provides:

Compulsory sale. "Compulsory sale" means (i) the sale of real estate for less than the amount owed to the mortgage lender or mortgagor, if the lender or mortgagor has agreed to the sale, commonly referred to as a "short sale" and (ii) the first sale of real estate owned by a financial institution as a result of a judgment of foreclosure, transfer pursuant to a deed in lieu of foreclosure, or consent judgment, occurring after the foreclosure proceeding is complete.

Section 16-183 provides:

Compulsory sales. The Property Tax Appeal Board shall consider compulsory sales of comparable properties for the purpose of revising and correcting assessments, including those compulsory sales of comparable properties submitted by the taxpayer.

The Board finds the effective date of these statutes is applicable to the assessment date at issue, January 1, 2012. Therefore, the Board will consider both foreclosure and short sales submitted by the appellant which occurred proximate in time to the valuation date of January 1, 2012.

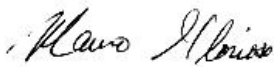
The Board finds the best evidence of market value to be appellant's comparable sales along with board of review comparable sales #8, #9 and #10. These six most similar comparables sold between March 2011 and June 2012 for prices ranging from \$30,000 to \$137,606, including land. The subject's assessment reflects a market value of \$100,501, including land, which is within the range established by the most recent comparable sales in this record. After considering adjustments for differences from the subject property and giving most weight to board of review comparables #8 and #10 which are similar to the subject in age, size and/or features, the Board finds the subject property is not overvalued and 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



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: May 22, 2015



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.