



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

APPELLANT: JD Property Mgmt., LLC
DOCKET NO.: 13-02806.001-R-1
PARCEL NO.: 12-19-457-001

The parties of record before the Property Tax Appeal Board are JD Property Mgmt., LLC, the appellant; and the Winnebago County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **Winnebago** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 4,687
IMPR.: \$26,253
TOTAL: \$30,940

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Winnebago County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2013 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 bi-level style single-family dwelling of frame exterior construction that has 1,092 square feet of living area. The dwelling is approximately 51 years old. Features include a partial finished lower level, central air conditioning, a fireplace and a 384 square foot attached garage. The dwelling is situated on 7,926 square feet of land area. The subject property is located in Rockford Township, Winnebago County, Illinois.

The appellant argued the subject property was overvalued. In support of this claim, the appellant submitted information for three comparable sales located from 1.7 to 3.9 miles from the subject property. The comparables consist of bi-level style single-family dwellings of frame exterior construction that are from 29 to 42 years old. The comparables have partial finished lower levels, central air conditioning and garages that contain from 460 to 480 square feet of building area. Two comparables have a fireplace. The dwellings range in size from 986 to 1,107 square feet of living area and are situated on sites that contain from 6,700 to 10,800 square feet of land

area. The comparables sold from April 2012 to February 2013 for prices ranging from \$40,000 to \$56,300 or from \$36.13 to \$57.10 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final assessment of \$36,929. The subject's assessment reflects an estimated market value of \$111,400 or \$102.02 per square foot of living area including land using Winnebago County's 2013 three-year average median level of assessment of 33.15%.

In support of its assessment of the subject property, the board of review submitted a letter addressing the appeal and information on four comparable sales. The evidence was prepared by the township assessor on behalf of the board of review. With respect to the evidence submitted by the appellant, the assessor argued the appellant's comparables are located in different market neighborhoods than the subject. The assessor argued the comparables were sold with a Special Warranty Deed.

The comparables submitted by the board of review are located from 1 block to one mile from the subject. The comparables consist of bi-level or split-level style single-family dwellings of frame construction that are from 46 to 56 years old. Three comparables have partial finished lower levels. Three comparables have an attached garage that contains from 288 to 462 square feet of building area while one comparable has a one-car basement garage. Three comparables have central air conditioning. The dwellings range in size from 918 to 1,266 square feet of living area and are situated on sites that contain from 7,983 to 11,806 square feet of land area. The comparables sold from April 2010 to July 2011 for prices ranging from \$95,000 to \$112,000 or from \$75.04 to \$117.10 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 record contains seven comparable sales for the Board's consideration. The Board gave less weight to comparables #1 and #2 submitted by the appellant due to their distant location when compared to the subject. The Board also gave less weight to comparables #1 and #2 submitted by the board of review. These comparables sold in 2010, which are dated and less indicative of market value in relation to the subject's January 1, 2013 assessment date. The Board finds the three remaining comparable sales were more similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold from March 2011 to February 2013 for prices ranging from \$40,000 to \$103,000 or from \$36.13 to \$84.15 per square foot of building area including land. The subject's assessment reflects an estimated market value of \$111,400 or \$102.02 per square foot of building area including land, which falls above the range established by the most similar comparable sales contained in this record. After

considering adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, a reduction in the subject's assessment is warranted.

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



Acting Member

DISSENTING: _____

CERTIFICATION

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: September 23, 2016



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.