



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

APPELLANT: JD Property Mgmt., LLC  
DOCKET NO.: 13-02807.001-R-1  
PARCEL NO.: 16-06-202-009

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 **No Change** 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:** \$ 4,417  
**IMPR.:** \$15,987  
**TOTAL:** \$20,404

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 one-story style dwelling of frame construction that has 1,092 square feet of living area. The dwelling was built in 1964. Features include a partial finished basement, central air conditioning and a 300 square foot attached garage. The dwelling is situated on 7,200 square feet of land area. The subject property is located in Cherry Valley 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 within .5 of a mile from the subject property. The comparables consist of one-story style dwellings of frame construction that are 36 or 48 years old. The comparables are reported to have full finished basements and central air conditioning. One comparable was reported to have a 504 square foot garage. The dwellings are reported to contain 1,052 or 1,344 square feet of living area. The comparables reportedly sold in May 2011 or November 2012 for prices of \$27,000 or \$31,000 or from \$23.06 to \$25.67 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 \$20,404. The subject's assessment reflects an estimated market value of \$61,551 or \$56.37 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 comparables sold through a Special Warranty Deed. Comparable #1 was a Bank REO with the buyer exercising an option to purchase. The sellers for comparables #2 and #3 were a government agency or financial institution. The assessor presented photographs showing comparable #2 had water damage and was in need of repair. The assessor submitted the Property Record Card for comparable #3 depicting 1,000 square feet of living area with a 462 square foot attached garage rather than 1,344 square feet of living area and no garage as described by the appellant. In addition, a copy of the Real Estate Transfer Declaration for comparable #3 shows it sold in June 2012 for \$35,000 or \$35.00 per square foot of living area including land. Finally, the assessor submitted a location map of depicting the proximate location of both parties' comparables. The map shows appellant's comparable #3 is not located in the subject's neighborhood.

The comparables submitted by the board of review are located in close proximity to the subject. The comparables consist of one-story style dwellings of frame exterior construction that were built from 1962 to 1965. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 999 to 1,285 square feet of living area. The comparables sold from February 2012 to August 2013 for prices ranging from \$62,500 to \$82,500 or from \$62.56 to \$66.19 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 no 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 the comparables submitted by the appellant. Comparable #1 sold in 2011, which is dated and less indicative of market value as of the subject's January 1, 2013 assessment date. Comparable #2 suffered from water damage and was in need of repair at the time of sale. Comparable #3 was not located in the subject's market neighborhood. The Board finds the comparable sales submitted by the board of review are more similar when compared to the subject in location, design, age, dwelling size and features. These comparables sold from

February 2012 to August 2013 for prices ranging from \$62,500 to \$82,500 or from \$62.56 to \$66.19 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$61,551 or \$56.37 per square foot of building area including land, which falls below the range established by the most similar comparable sales contained in this record. Based on this analysis, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no 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.