



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

APPELLANT: JD Property Mgmt, LLC
DOCKET NO.: 13-02809.001-R-1
PARCEL NO.: 11-24-428-009

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: \$ 4,608
IMPR.: \$17,611
TOTAL: \$22,219

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 bungalow style single-family dwelling of frame construction that has 955 square feet of living area. The dwelling is approximately 83 years old. Features include an unfinished basement, an unfinished attic, central air conditioning, one bathroom and a 360 square foot detached garage. The building is situated on 7,870 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 within .3 of a mile from the subject property. The comparables consist of one-story bungalow style single-family dwellings of frame construction that are from 70 to 114 years old. Two comparables have unfinished basements and one comparable has a partial finished basement. The comparables have one or two bathrooms, central air conditioning and garages that contain from 400 to 647 square feet of building area. The dwellings range in size from 864 to 1,080 square feet of living area and are situated on sites

that contain 5,754 or 7,700 square feet of land area. The comparables sold from February 2011 to April 2013 for prices ranging from \$33,000 to \$44,950 or from \$38.19 to \$46.47 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 \$22,219. The subject's assessment reflects an estimated market value of \$66,664 or \$69.81 per square foot of living area including land using Winnebago County's 2013 three-year average median level of assessment of 33.33%.

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. This 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 comparable #1 does not have central air conditioning, comparable #2 has a partial finished basement, comparable #3 has a finished attic and comparables #1 and #2 were both sold with a Special Warranty Deed. Additionally, the Property Record Card for comparable #3 resold in November 2012 for \$42,750 or \$49.14 per square foot of living area including land.

The comparables submitted by the board of review are located 2 or 3 blocks from the subject. The comparables consist of one-story bungalow style single-family dwellings of frame or masonry exterior construction that are from 84 to 93 years old. Three comparables have a unfinished basement and one comparable has a partial finished basement. The comparables have one or two bathrooms and central air conditioning. Three comparables have a fireplace. Three comparables have a detached garage that contain from 272 to 360 square feet of building area while one comparable has a one-car basement garage. The dwellings range in size from 816 to 1,144 square feet of living area and are situated on sites that contain from 5,954 or 7,760 square feet of land area. The comparables sold from December 2010 to September 2012 for prices ranging from \$66,000 to \$90,000 or from \$65.56 to \$80.88 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 comparable #2 submitted by the appellant and comparable #2 submitted by the board of review. These comparables have partial finished basements and one more bathroom than the subject. The Board also gave less weight to comparable #4 submitted by the board of review. This comparable sold in 2010, which is dated and less indicative of market value in relation to the subject's January 1, 2013 assessment date. The Board finds the four remaining comparable

sales are more similar when compared to the subject in location, land area, design, age, dwelling size and features. These comparables sold from May 2012 to March 2013 for prices ranging from \$33,000 to \$75,000 or from \$38.19 to \$80.88 per square foot of building area including land. The subject's assessment reflects an estimated market value of \$66,664 or \$69.81 per square foot of building area including land, which falls within 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 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.