



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

APPELLANT: David Lockhart
DOCKET NO.: 14-02394.001-R-1
PARCEL NO.: 03-11-277-045

The parties of record before the Property Tax Appeal Board are David Lockhart, the appellant,¹ and the Kane 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 **Kane** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$8,007
IMPR.: \$20,106
TOTAL: \$28,113

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 2014 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 split-level single-family dwelling of frame construction with 1,628 square feet of living area. The dwelling was constructed in 1961. Features of the home include a finished lower level and central air conditioning. The property has a 10,454 square foot site and is located in Carpentersville, Dundee Township, Kane County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on December 31, 2012 for a price of \$51,000. The property was purchased from the "owner of record," the parties to the transaction were not related and the property was advertised via "judicial sale" having been transferred by Sheriff's Deed in Judicial Sale, a copy of which was attached to the petition. Also submitted was a copy of the PTAX-203 Illinois Real Estate Transfer Declaration indicating the property was sold at auction for \$51,000 in January 2013 after having been advertised for sale.

¹ Attorney Jerri K. Bush withdrew her appearance as counsel for the appellant by a filing dated March 16, 2016.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$28,113. The subject's assessment reflects a market value of \$84,449 or \$51.87 per square foot of living area, land included, when using the 2014 three year average median level of assessment for Kane County of 33.29% as determined by the Illinois Department of Revenue.

In response to the appeal the board of review reported that the subject property was not an owner occupied dwelling and was a rental property. Data prepared by the township assessor noted that the subject property was purchased in a Sheriff's auction. A copy of the PTAX-203 was submitted with the "auction sale" and "Sheriff" deed references circled along with two pages entitled "Instructions for Form PTAX-203, Illinois Real Estate Transfer Declaration."

In support of its contention of the correct assessment the board of review through the township assessor submitted information on six comparable sales located from .63 of a mile to 2.48-miles from the subject property. The comparables consist of split-level frame dwellings that were built between 1957 and 1969. Each home contains 1,628 square feet of living area. Three of the homes have central air conditioning and one has a fireplace. Five of the comparables have a garage. The properties sold between April 2013 and December 2013 for prices ranging from \$86,000 to \$125,000 or from \$52.83 to \$76.78 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, former counsel for the appellant reiterated that the appeal was based upon the recent purchase of the subject property. Counsel outlined the legal process by which properties must be "advertised" in local newspapers prior to the sheriff's auction. It was further noted that the board of review did not dispute the arm's length nature of the subject's sale transaction in its submission nor that the sale price was not reflective of market value.

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 parties submitted the recent purchase price of the subject property and six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparables #3, #4 and #6 as these dwellings lack the feature of central air conditioning.

The Property Tax Appeal Board finds the best evidence of market value in the record to be board of review comparable sales #1, #2 and #5 as these are 1,628 square foot split-level dwellings

with central air conditioning and similar features to the subject. These comparables sold between April 2013 and September 2013 for prices ranging from \$86,000 to \$115,000 or from \$52.83 to \$70.64 per square foot of living area, including land. The subject's assessment reflects a market value of \$84,449 or \$51.87 per square foot of living area, including land, which is below the range established by the comparable sales in this record both in terms of overall value and on a per-square-foot basis. The Board gave little weight to the subject's sale due to the fact the appellant failed to establish that the purchase had the elements of an arm's length transaction especially in light of the fact the property sold at a Sheriff's Sale indicating this was not a transaction between a willing seller and a willing buyer but sold out of distress at a public auction. Additionally, the sale price of the subject property is significantly below the price of the comparable sales indicating the purchase price was not indicative of fair cash value. Based on this record the Board finds 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: _____

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: June 24, 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.