



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

APPELLANT: Timothy Ramseyer & Patrick Koziol
DOCKET NO.: 14-02395.001-R-1
PARCEL NO.: 06-13-251-019

The parties of record before the Property Tax Appeal Board are Timothy Ramseyer & Patrick Koziol, the appellants, by Jerri K. Bush, Attorney at Law, 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: \$5,481
IMPR.: \$15,142
TOTAL: \$20,623

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 one-story dwelling of frame construction with 798 square feet of living area. The dwelling was constructed in 1880. Features of the home include a full unfinished basement and a detached 216 square foot garage. The property has a 3,404 square foot site and is located in Elgin, Elgin Township, Kane County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on both the recent sale of the subject and on six comparable sales.

As to the sale of the subject property, the appellants submitted evidence disclosing the subject property was purchased on August 24, 2012 for a price of \$32,500. The appellants completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor, the property had been advertised on the open market with the Multiple Listing Service and it was on the market for 24 days. In further support of the transaction the appellants submitted a copy of the Settlement Statement reiterating the purchase price and date; a copy of the Multiple Listing Service data sheet depicting that the home was sold for cash as an REO/Lender owned, Pre-foreclosure; and a copy of the Listing & Property History Report depicting the original listing date of July 9, 2012 with an asking price of \$37,500.

The appellants also submitted information on six comparable sales where comparable #1 is also the subject property. The comparables are located within .84 of a mile from the subject property. The five comparable properties consist of one-story dwellings that were built between 1875 and 1900. The homes range in size from 662 to 860 square feet of living area with a full basement. Four of the comparables have a garage ranging in size from 224 to 400 square feet of building area. These five comparable properties sold between July 2012 and May 2014 for prices ranging from \$24,999 to \$48,000 or from \$37.76 to \$60.15 per square foot of living area, including land.

Based on this evidence, the appellants requested a total assessment reflective of the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$20,623. The subject's assessment reflects a market value of \$61,875 or \$77.54 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

In support of the subject's assessment, the board of review submitted an income approach to value and seven suggested comparable sales along with a memorandum which data was all prepared by the Elgin Township Assessor's Office.

The comparables had varying degrees of similarity when compared to the subject. The comparables consist of one-story frame dwellings that were built between 1898 and 1953. The homes range in size from 720 to 928 square feet of living area and feature full or partial basements, three of which have finished areas and one of which has a feature of an "extra basement" of 168 square feet of building area. Each comparable has a garage ranging in size from 280 to 400 square feet of building area. The comparables sold from January 2013 to January 2014 for prices ranging from \$63,000 to \$75,000 or from \$79 to \$97 per square foot of living area, including land, rounded.

The assessor asserted the subject was an "income producing property." Therefore, the assessor developed the income approach to value using the gross rent multiplier (GRM) methodology. By extracting a GRM from six single family comparables, the assessor estimated the subject property would have a gross annual income of \$10,800. Based on the six comparable sales, the assessor extracted a GRM of 7.5. Applying the GRM to the subject's estimated gross annual income, the assessor calculated the subject property had a market value of \$81,000 under the income approach to value.

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

In written rebuttal, counsel for the appellants reiterated that the basis of this appeal was the recent sale of the subject property. Counsel contends that the subject's purchase was an arm's length transaction which has not been disputed by the board of review's evidence.

Moreover, as to the income approach to value, the appellants through counsel argue the analysis should be given no weight in light of existing case law finding that greater weight should be placed on comparable sales data when such evidence is available. Additionally, counsel argued that the board of review's comparables did not indicate proximity to the subject property.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

First, the Board gave little weight to the estimate of value under the income approach prepared by the assessor on behalf of the board of review. In Chrysler Corporation v. Property Tax Appeal Board, 69 Ill.App.3d 207 (1979), the court held that significant relevance should not be placed on the cost approach or income approach especially when there is other credible market value data available. Additionally, the Board gave little weight in its analysis to the six single family sales that were used by the assessor to develop the GRM data as the dwellings were each substantially larger than the subject dwelling and were also mostly newer than the subject dwelling.

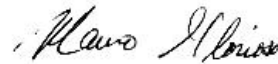
Including the purchase price of the subject property, the parties submitted a total of thirteen sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the purchase price of the subject property and to appellants' comparable #6 as both of these sales occurred in 2012, dates more remote in time to the valuation date at issue of January 1, 2014 and thus less likely to be indicative of the subject's estimated market value as of the assessment date. The Board has also given reduced weight to appellants' comparable #4 and to board of review comparables #1, #3, #4 and #6 as these properties differ in basement finish, extra basement and/or lack of garage when compared to the subject.

The Board finds the best market value evidence consists of appellants' comparables #2, #3 and #5 along with board of review comparables #2, #5 and #7, all of which have varying degrees of similarity to the subject property. These comparables sold between February 2013 and May 2014 for prices ranging from \$24,999 to \$75,000 or from \$37.76 to \$93.10 per square foot of living area, including land. The subject's assessment reflects a market value of \$61,875 or \$77.54 per square foot of living area, including land, which is within the range of the best comparables in the record. After analyzing the properties and adjusting for differences, the Board finds that the subject's estimated market value based on its assessment appears to be justified given its similarity in age, size and most features to board of review comparable #5.

In conclusion, the Board finds the subject's assessment is not excessive and a reduction in the subject's assessment is not warranted.

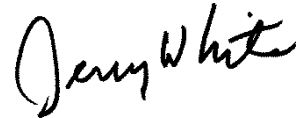
This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.

Chairman



Member

Member



Member

Acting Member



Acting 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: December 18, 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.