



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

APPELLANT: David Bobik/JD Property Management, LLC
DOCKET NO.: 14-02516.001-C-1
PARCEL NO.: 16-05-126-002

The parties of record before the Property Tax Appeal Board are David Bobik/JD Property Management, LLC, the appellant, by attorney James E. Tuneberg, of Guyer & Enichen in Rockford; 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: \$4,296
IMPR.: \$33,223
TOTAL: \$37,519

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 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 tri-level style apartment building with 5,040 square feet of total building area. The building was constructed in 1963. The subject property has four units and each unit has two bedrooms. The property is located in Rockford, Cherry Valley Township, Winnebago County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with apartment buildings that range in size from 3,328 to 7,096 square feet of building area and have either four or six units. The buildings were constructed from 1962 to 1986. These properties sold from January 2012 to May 2014 for prices ranging from \$63,000 to \$204,000 or from \$18.93 to \$32.81 per square foot of building area and from \$15,750 to \$34,000 per unit. Based on this evidence the

appellant requested the subject's assessment be reduced to \$33,333 to reflect a market value of approximately \$100,000 or \$19.84 per square foot of total building area or \$25,000 per unit.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$37,519. The subject's assessment reflects a market value of \$112,568 or \$22.33 per square foot of building area or \$28,142 per unit, land included, when using the 2014 three year average median level of assessment for Winnebago County of 33.33% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales identified by the township assessor improved with apartment buildings that ranged in size from 3,264 to 3,600 square feet of building area. The buildings were constructed from 1966 to 1984. Each of the comparables has four units. The sales occurred from October 2012 to June 2014 for prices ranging from \$113,000 to \$172,000 or from \$32.29 to \$52.70 per square foot of building area and from \$28,250 to \$36,875 per unit, land included.

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 Board finds the best evidence of market value to be appellant's comparable sale #1 and board of review sales #2, #3 and #4. These comparable sales were most similar to the subject in age and number of units. The comparable sales ranged in size from 3,264 to 3,600 square feet of building area, each had four units and the buildings were constructed from 1962 to 1967. The comparables sold for prices ranging from \$113,000 to \$172,000 or from \$32.29 to \$52.70 per square foot of building area and from \$28,250 to \$43,000 per unit, including land. The subject's assessment reflects a market value of \$112,568 or \$22.33 per square foot of total building area and \$28,142 per unit, including land. The subject's assessment reflects a market value below the overall price range, below the range on a square foot basis and below the range on a per apartment unit basis. Based on this evidence 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



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: _____

February 24, 2017



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.