



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

APPELLANT: Zheng Chen
DOCKET NO.: 14-02536.001-R-1
PARCEL NO.: 15-27-232-003

The parties of record before the Property Tax Appeal Board are Zheng Chen, the appellant, 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 a reduction 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: \$2,266
IMPR.: \$12,699
TOTAL: \$14,965

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 part two-story and part one-story dwelling of frame construction with 1,706 square feet of living area. The dwelling was constructed in 1900. Features of the home include a full basement and a detached 480 square foot garage. The property has a 7,405 square foot site and is located in Aurora, Aurora 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 September 12, 2013 for a price of \$44,900 as depicted in a copy of the Settlement Statement which was submitted with the appeal. Furthermore, the Settlement Statement depicts the payment of brokers' fees to two agencies. The appellant also 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 had been on the market for 279 days. A copy of the listing data sheet was submitted indicating the property was sold "as-is" and the seller would not be "responsible for any city violations inspections." A copy of the Listing & Property History Report also depicts an original asking price in July 2012 of \$139,900 which was reduced in April 2013 to \$49,900. 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 \$16,665. The subject's assessment reflects a market value of \$50,000 or \$29.31 per square foot of living area, land included, when using the statutory level of assessment of 33.33%. (35 ILCS 200/1-55)

In response to the appeal, the board of review relied upon evidence gathered by the township assessor and further reported that the subject property was not an owner-occupied property, but instead was used as rental property.

In support of its contention of the correct assessment the board of review through the township assessor noted that the sale of the subject was a "short sale." The township assessor also submitted a grid analysis of three equity comparables and a grid analysis of three comparable sales. The Property Tax Appeal Board will not further address the equity data since this is not responsive to the appellant's overvaluation argument.

The grid of three comparable sales depicts two-story dwellings of frame construction that were built between 1907 and 1914. The homes range in size from 1,144 to 1,560 square feet of living area. Each comparable has a basement and a garage ranging in size from 352 to 440 square feet of building area. These comparables sold between March 2011 and February 2013 for

prices ranging from \$72,500 to \$103,500 or from \$60.56 to \$66.35 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, counsel for the appellant noted that the board of review did not provide any evidence disputing the arm's length nature of the sale transaction. Nor did the board of review provide any evidence that the sale price was not reflective of market value. Counsel also noted that the board of review's submission of comparable data failed to provide the proximity of these properties to the subject and to the extent that some of the comparables provided only equity data, such equity evidence is not responsive to the appellant's overvaluation argument. As to the sales presented by the board of review, counsel noted that two of the sale occurred in 2011 which are not recent sales for the assessment date at issue of January 1, 2014.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. Except in counties with more than 200,000 inhabitants that classify property, property is to be valued at 33 1/3% of fair cash value. (35 ILCS 200/9-145(a)). Fair cash value is defined in the Property Tax Code as "[t]he amount for which a property can be sold in the due course of business and trade, not under duress, between a willing buyer and a willing seller." (35 ILCS 200/1-50). The Supreme Court of Illinois has construed "fair cash value" to mean what the property would bring at a voluntary sale where the owner is ready, willing, and able to sell but not compelled to do so, and the buyer is ready, willing, and able to buy but not forced to do so. Springfield Marine Bank v. Property Tax Appeal Board, 44 Ill.2d 428 (1970). A contemporaneous sale between two parties dealing at arm's length is not only relevant to the question of fair cash value but practically conclusive on the issue on whether the assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill.2d 158 (1967). Furthermore, the sale of a property during the tax year in question is a relevant factor in considering the validity of the assessment. Rosewell v. 2626 Lakeview Limited Partnership, 120 Ill.App.3d 369, 375 (1st Dist. 1983).

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the purchase of the subject property in September 2013 for a price of \$44,900. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The evidence disclosed the parties to the transaction were not related, the property was sold using a Realtor and the property had been advertised on the open market for 279 days. In further support of the transaction the appellant submitted a copy of the MLS listing sheet for the subject property, a copy of the Settlement Statement and a copy of the Listing & Property History Report. Additionally, the board of review reported the sale date and sale price of the subject property in its grid analysis. The Board finds the purchase price of \$44,900 is below the market value reflected by the assessment of \$50,000.

The assessor noted the subject property sold as a foreclosure. Section 1-23 of the Code defines compulsory sale as:

"Compulsory sale" means (i) the sale of real estate for less than the amount owed to the mortgage lender or mortgagor, if the lender or mortgagor has agreed to the sale, commonly referred to as a "short sale" and (ii) the first sale of real estate owned by a financial institution as a result of a judgment of foreclosure, transfer pursuant to a deed in lieu of foreclosure, or consent judgment, occurring after the foreclosure proceeding is complete. 35 ILCS 200/1-23.

Section 16-183 of the Code provides that the Property Tax Appeal Board is to consider compulsory sales in determining the correct assessment of a property under appeal stating:

Compulsory sales. The Property Tax Appeal Board shall consider compulsory sales of comparable properties for the purpose of revising and correcting assessments, including those compulsory sales of comparable properties submitted by the taxpayer. 35 ILCS 200/16-183.

Based on these statutes, the Property Tax Appeal Board finds it instructive and appropriate to consider the sale of the subject property in revising and correcting the subject's assessment.

The board of review submitted information on three comparable sales. The Board finds these sales do not refute the appellant's evidence that subject property sold after being exposed on the open market for 279 days in a transaction involving parties that were not related. Moreover, two of the sales occurred in 2011, dates more remote in time to the assessment date of January 1, 2014 and thus less likely to be indicative of the subject's estimated market value. To the extent that the board of review has relied upon comparable sale #3, the Board finds this dwelling is substantially smaller than the subject dwelling and also sold less proximate to the assessment date than the subject property which was purchased approximately three months prior to the assessment date of January 1, 2014. The Board finds comparable sale #3 does not refute the appellant's evidence that subject property sold after being exposed on the open market in a transaction involving parties that were not related. Based on this record the Board finds the purchase price is the best indication of market value as of January 1, 2014, and reduction in the subject's assessment commensurate with the appellant's request is 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

K. L. Fan

Klaus Albrecht

Member

Member

JR

Jerry White

Member

Acting Member

Robert Steffen

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

A. Proctor

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.