



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

APPELLANT: William F. Flaman  
DOCKET NO.: 14-02572.001-R-1  
PARCEL NO.: 06-13-256-004

The parties of record before the Property Tax Appeal Board are William F. Flaman, the appellant; and the Kane County Board of Review.

Based on the facts and exhibits presented in this matter, 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:** \$9,156  
**IMPR.:** \$6,209  
**TOTAL:** \$15,365

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 is improved with a 1.5-story single family dwelling of frame construction with 1,485 square feet of living area. The dwelling was constructed in 1900. Features of the home include a full unfinished basement and central air conditioning. The property has an 8,701 square foot site and is located in Elgin, Elgin 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 April 29, 2014 for a price of \$46,100. The appellant identified the seller as the Department of Housing and Urban Development (HUD). The appellant also indicated the property was sold through a Realtor and had been advertised on the open market with the Multiple Listing Service (MLS) for 93 days. To document the sale the appellant submitted a copy of the settlement statement, a copy of the subject's MLS listing sheet and a copy of the subject's Listing & Property History Report. 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 \$34,187. The subject's assessment reflects a market value of \$102,695 or \$69.15 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 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 1.5-story dwellings that ranged in size from 1,365 to 1,464 square feet of living area. The dwellings were constructed from 1900 to 1928. Each comparable had a basement with one being finished and each comparable had a garage ranging in size from 180 to 529 square feet of building area. These properties sold from April 2012 to December 2013 for prices ranging from \$100,000 to \$116,700 or from \$69.67 to \$81.21 per square foot of living area, including land. The assessor also developed an estimate of value using six sales of rental comparables to develop a gross rent multiplier of 7.5 which was applied to an annual estimated income for the subject property of \$16,800 to arrive at an estimated market value of \$126,000.

In rebuttal the appellant reiterated the argument that the sale of the subject property was the based evidence 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 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 April 2014 for a price of \$46,100. The appellant provided evidence demonstrating the sale had elements of an arm's length transaction. The appellant 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 93 days. In further support of the transaction the appellant submitted a copy of the settlement statement and the MLS listing. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. The board of review provided information on four comparable sales. The Board finds that two of the sales provided by the board or review were given little weight because they sold in 2012, not proximate in time to the assessment date. Furthermore, the board of review provided no evidence establishing the proximity of the comparables to the subject property. Additionally, each sale had a garage whereas the subject property had no garage, making each of the sales used

by the board of review superior to the subject property in that feature. The Board gave little weight to the estimate of value using the gross rent multiplier as the evidence did not establish the subject's estimated market rent that could be applied to the calculation. Based on this record the Board finds a reduction in the subject's assessment 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



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: November 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.