



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

APPELLANT: Patrick Koziol & Timothy Ramseyer  
DOCKET NO.: 14-02578.001-R-1  
PARCEL NO.: 15-27-226-003

The parties of record before the Property Tax Appeal Board are Patrick Koziol and Timothy Ramseyer, the appellants; 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:** \$1,658  
**IMPR.:** \$6,842  
**TOTAL:** \$8,500

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 is improved with a one-story single family dwelling of frame construction with 830 square feet of living area. The dwelling was constructed in 1900. Features of the home include a partial basement. The property has a 3,484 square foot site and is located in Aurora, Aurora Township, Kane County.

The appellants' appeal is based on overvaluation. In support of this argument the appellants submitted evidence disclosing the subject property was purchased on October 25, 2013 for a price of \$25,500. The appellants indicated the property was purchased from the Estate of Wendy A. Wackerlin and the parties to the transaction were not related. The appellants also indicated the property was sold through a Realtor, the property had been advertised in the Multiple Listing Service (MLS) and had been on the market for 348 days. To document the purchase the appellants submitted a copy of the settlement statement, a copy of the MLS listing and a copy of

the Listing & Property History Report. Based on this evidence, the appellants requested a reduction to 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 \$11,332. The subject's assessment reflects a market value of \$34,040 or \$41.01 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 five comparable sales and three equity comparables. The comparable sales were improved with one-story dwellings that ranged in size from 830 to 928 square feet of living area. The dwellings were constructed from 1919 to 1937. The sales occurred from June 2011 to January 2013 for prices ranging from \$51,000 to \$85,000 or from \$59.27 to \$102.41 per square foot of living area, including land.

The three equity comparables were one-story dwellings that ranged in size from 858 to 925 and were constructed from 1900 to 1923. These properties had improvement assessments ranging from \$15,460 to \$18,223 or from \$17.71 to \$19.70 per square foot of living area. The subject has an improvement assessment of \$9,674 or \$18.23 per square foot living area.

In rebuttal the appellants asserted that the board of sales #2, #3, #4 and #5 sold in 2011 and 2012, and are less indicative of market value. The appellants also contend the board of review equity comparables do not address the appellants' market value argument.

### **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 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 October 2013 for a price of \$25,500. The appellants provided evidence demonstrating the sale had the elements of an arm's length transaction. 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 with Multiple Listing Service and it had been on the market for 348 days. In further support of the transaction the appellants submitted a copy of the settlement statement and the subject's MLS listing sheet. 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 further finds that four of the five comparable sales presented by the board of review sold in 2011 and 2012, not proximate in time to the assessment date at issue. Additionally, the equity comparables presented by the board of review did not address the appellants' market value

argument and were given no weight. 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.