



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

APPELLANT: Tim Ramseyer  
DOCKET NO.: 14-03986.001-R-1  
PARCEL NO.: 06-13-208-008

The parties of record before the Property Tax Appeal Board are Tim Ramseyer, the appellant, by attorney Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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:** \$8,567  
**IMPR.:** \$11,290  
**TOTAL:** \$19,857

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 1,193 square feet of living area. The dwelling was constructed in 1900. Features of the home include a full unfinished basement and a 440 square foot detached garage. The property has a 9,928 square foot site and is located in Elgin, Elgin Township, Kane County.

The appellant contends overvaluation and recent sale as the bases of the appeal. In support of these arguments the appellant submitted information on six comparable sales. The comparables had varying degrees of similarity to the subject. The comparables sold from March 2013 to March 2014 for prices ranging from \$27,500 to \$62,000 or from \$26.83 to \$50.24 per square foot of living area, including land. As an alternative argument, the appellant disclosed that the subject property sold in January 2012 for \$33,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$30,857. The subject's assessment reflects a market value of \$92,691 or \$77.70 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.

The board of review submitted rebuttal critiquing the appellant's submission, including that all of the appellant's sales were foreclosure sales.

In support of its contention of the correct assessment the board of review submitted information on eight comparable sales. The comparables had varying degrees of similarity to the subject. The comparables sold from March 2013 to April 2014 for prices ranging from \$80,000 to \$145,000 or from \$87.14 to \$144.65 per square foot of living area, including land.

The appellant submitted rebuttal critiquing the board of review's submission, including that compulsory sales shall be considered as valid comparable sales.

### **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 appellant's comparable sales #2, #3, #4 and #6, as well as board of review comparable sale #5. These most similar comparables sold for prices ranging from \$42,000 to \$109,500 or from \$36.27 to \$92.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$92,691 or \$77.70 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. However, the Board further finds that four of the five best comparables are below the subject's market value as reflected by its assessment and therefore a reduction in the subject's assessment is warranted. The Board gave less weight to the parties' remaining comparables due to their distant location from the subject, newer construction date, smaller basement area and/or their superior central air conditioning feature, unlike the subject. The Board also gave less weight to the subject's January 2012 sale due to its occurrence greater than 24 months prior to the assessment date at issue. Based on this evidence 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Acting Member

Member



Member



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 21, 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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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APPELLANT

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COUNTY

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