



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

APPELLANT: Inverclyde, LLC  
DOCKET NO.: 15-01203.001-R-1  
PARCEL NO.: 06-10-105-034

The parties of record before the Property Tax Appeal Board are Inverclyde, LLC, the appellant, by attorney Abby L. Strauss of Schiller Strauss & Lavin PC in Chicago; and the Kane 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 **Kane** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$13,552  
**IMPR.:** \$29,159  
**TOTAL:** \$42,711

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 2015 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 1,125 square feet of living area. The dwelling was constructed in 1964. Features of the home include an unfinished basement, central air conditioning and a one-car attached garage with 288 square feet of building area. The property has an 8,540 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 in June, 2014 for a price of \$103,624. To document the sale the appellant provided a copy of the settlement statement, a copy of the sales contract and a copy of the PTAX-203 Illinois Real Estate Transfer Declaration. The seller was identified as the Secretary of Housing and Urban Development and the transfer

declaration indicated the property was advertised for sale. 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 \$42,711. The subject's assessment reflects a market value of \$128,223 or \$113.98 per square foot of living area, land included, when using the 2015 three year average median level of assessment for Kane County of 33.31% 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 one-story dwellings of frame construction that ranged in size from 1,080 to 1,176 square feet of living area. The dwellings were constructed from 1961 to 1964. Each home has a basement with three being finished, central air conditioning, and a garage ranging in size from 288 to 558 square feet of building area. One comparable has a fireplace. Sale #2 was identified as a foreclosure. These properties sold from August 2013 to November 2014 for prices ranging from \$145,000 to \$155,000 or from \$123.30 to \$138.89 per square foot of living area, including land.

The assessor asserted that following the sale improvements to the property were made in 2014 and cited permit numbers in support of this statement.

### **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 in the record to be the comparable sales #3 and #4 submitted by the board of review. These comparables were similar to the subject in location, style, construction, general features and age. These properties also sold proximate in time to the assessment date at issue. The comparables sold for prices of \$155,000 and \$145,000 or \$138.15 and \$123.30 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$128,223 or \$113.98 per square foot of living area, including land, which is below that established by the best comparable sales in this record. Less weight was given the subject's purchase price due to the fact that the evidence disclosed that building permits were issued following the purchase indicating that the dwelling was renovated or rehabilitated in part, which would have a positive impact on the property's fair cash value. Additionally, the subject sold for a price of \$103,624 or \$92.11 per square foot of living area, including land. The four comparable sales provided by the board of review had prices ranging from \$145,000 to \$155,000 or from \$127.53 to \$138.89 per square foot of living area, including land, which is significantly above the subject's purchase price. This price differential tends to establish that the subject's purchase price was not reflective of fair cash value. Based on this record 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



Acting 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: \_\_\_\_\_

April 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 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.