



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

APPELLANT: Joseph Vega  
DOCKET NO.: 15-01354.001-R-1  
PARCEL NO.: 06-24-151-013

The parties of record before the Property Tax Appeal Board are Joseph Vega, 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:** \$7,230  
**IMPR.:** \$31,103  
**TOTAL:** \$38,333

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 consists of a part 1-story and part 2-story dwelling of frame construction with 3,560 square feet of living area. The dwelling was constructed in 1889. Features of the home include an unfinished basement, 2 fireplaces and a 400 square foot detached garage. The property has a 7,078 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 a PTAX-203 Illinois Real Estate Transfer Declaration disclosing the subject property was purchased in January 2015 for a price of \$115,000 or \$32.30 per square foot of living area including land, it was advertised, and the seller was TLC Property Management and Investments. The appellant completed Section IV - Recent Sale Data of the appeal disclosing that the property was advertised through sign, internet and/or auction and that the sale was not between family or related corporations. The appellant did not disclose in Section IV how many days the subject

had been on the market. 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 \$57,363. The subject's assessment reflects a market value of \$172,210 or \$48.37 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 ten comparable sales. They are described as 2-story or part 1-story and part 2-story dwellings of frame and/or masonry construction built from 1863 to 1959. They range in size from 1,655 to 2,776 square feet of living area. They feature basements, three with finished area, and garages. Nine have central air conditioning and five have fireplaces. These comparables sold between May 2013 and January 2015 for prices ranging from \$155,000 to \$240,000 or from \$72.05 to \$124.50 per square foot of living area land included. The board of review also submitted an MLS listing sheet for the subject from a sale that occurred in August 2013. That sale was a foreclosure and the subject sold for \$111,550. It had been on the market 156 days. The board of review also disclosed that repairs and alterations had been made to the subject after the sale per City of Elgin Permit # 2013-25534.

In rebuttal, the appellant's counsel claims the board of review does not dispute the recent sale of the subject, nor does it provide any evidence that the recent sale was not valid.

### **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 appellant provided evidence in the form of a PTAX-203 Illinois Real Estate Transfer Declaration that indicated the subject property was purchased from a property management and investment firm in January 2015 for a price of \$115,000 or \$32.30 per square foot of living area including land. The appellant provided evidence demonstrating the sale had elements of an arm's length transaction by completing Section IV - Recent Sale Data of the appeal disclosing that the property was purchased from the owner of record, the parties to the transaction were not related, and the property had been advertised on the open market by sign, internet, and/or auction. No evidence was provided in relation to the time the subject was on the market. The board of review submitted an MLS Listing Sheet that disclosed the subject had been sold previously on August 15, 2013, for \$111,550 and had been on the market 156 days. Based on the evidence, a permit was issued by the City of Elgin and the subject was resold in January 2015 for \$115,000. The Board finds the best evidence of market value to be the purchase of the subject property in January 2015 for a price of \$115,000. The Board gave less weight to the board of review comparable sales which were significantly smaller in dwelling size than the subject. The Board

finds the purchase price is below the market value reflected by the assessment and that 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. Therefore, a reduction in the subject's assessment to reflect the purchase price is appropriate.

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



Acting 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: June 23, 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.