



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

APPELLANT: Patricia Welther
DOCKET NO.: 15-01367.001-R-1
PARCEL NO.: 12-02-454-012

The parties of record before the Property Tax Appeal Board are Patricia Welther, the appellant, by 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: \$19,104
IMPR.: \$21,892
TOTAL: \$40,996

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 1-story ranch dwelling of frame construction on a crawl-space foundation. It was constructed in 1958 and contains 925 square feet of living area. Features of the home include central air conditioning and a 2-car detached garage. The property has an 8,330 square foot site and is located in Geneva, Geneva Township, Kane County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant completed Section IV - Recent Sale Data of the appeal and submitted a Settlement Statement and a PTAX-203 Illinois Real Estate Transfer Declaration disclosing the subject property was purchased out of foreclosure from Deutsche Bank National Trust Company on September 25, 2014 for a price of \$123,000 or \$132.97 per square foot of living area, including land. The subject was purchased through two realtors, from a bank REO, and was advertised through a sign, internet and/or auction. The sale was not between family or related corporations. The

appellant did not disclose the length of time 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 \$49,287. The subject's assessment reflects a market value of \$147,965 or \$159.96 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 three comparable sales. These comparables sold from August 2013 through October 2014 for prices ranging from \$150,000 to \$157,500 or from \$139.15 to \$170.27 per square foot of living area land included. The board of review also included a memorandum from the Geneva Township assessor reporting the subject underwent a sheriff's sale to Deutsche Bank National Trust Company in March 2014, then sold to the appellant approximately four months later. Based on this evidence and argument, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant 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 that the subject property sold out of foreclosure in September 2014 for a price of \$123,000 or \$132.97 per square foot of living area, including land. The Board finds the appellant provided evidence demonstrating the sale had elements of an arm's length transaction. The appellant submitted a Settlement Statement, a PTAX-203 Illinois Real Estate Transfer Declaration, and completed Section IV - Recent Sale Data of the appeal disclosing that the property was purchased from a bank, the parties to the transaction were not related, the property was sold using two realtors and the property had been advertised by sign, internet and/or auction. Neither party disclosed the length of time the subject was on the market but the sheriff's sale was March 2014 and the appellant subsequently purchased the subject in July 2014 and closed in September 2014. The Board finds the best evidence of market value to be the purchase of the subject property in September 2014 for a price of \$123,000. 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 substantive 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 gave less weight to the board of review comparable sales. These sales do not overcome

the subject's arm's-length sale price. Therefore, a reduction in the subject's assessment commensurate with the appellant's request is warranted.

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.