



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

APPELLANT: Austin Holdings c/o Patrick Koziol & Timothy Ramseyer  
DOCKET NO.: 15-01420.001-R-1  
PARCEL NO.: 06-14-409-016

The parties of record before the Property Tax Appeal Board are Austin Holdings c/o Patrick Koziol & Timothy Ramseyer, the appellants, 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 **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:** \$8,718  
**IMPR.:** \$26,088  
**TOTAL:** \$34,806

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 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 one-story and part two-story dwelling of frame construction with 1,340 square feet of living area. The dwelling was constructed in 1910. Features of the home include a partial unfinished basement, central air conditioning and a 440 square foot garage. The property has an 9,544 square foot site and is located in Elgin, Elgin Township, Kane County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted a market analysis with information on eight comparable sales. The report was dated February 28, 2016 but was not signed. The comparables were described as part one-story and part two-story dwellings that were located from 0.55 to 1.93 miles from the subject. The comparables range in size from 1,169 to 1,532 square feet of living area and were constructed in 1900 or 1915. Each comparable had a full or partial basement; three comparables

had central air conditioning; and each comparable had a garage, either one-car or two-car. The appellants did not provide any information on the comparables' land area and exterior construction. The comparables sold from January 2014 to April 2015 for prices that ranged from \$30,500 to \$65,000 or from \$24.48 to \$48.58 per square foot of living area, land included. The appellants' analysis also included "Property Equalization Values" that made adjustments to the sale prices for differences in sale date, land market value, age, square footage, basement area, bathroom count, fireplace count, central air conditioning and size of garage. The appellants did not provide any evidence or an explanation as to how these calculations were arrived at. Based on the Property Equalization Values, the analysis conveyed a value estimate for the subject property of \$55,371. Based upon this evidence, the appellants requested a reduction in the subject's assessment to \$18,455.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,806. The subject's assessment reflects a market value of \$104,491 or \$77.98 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 response to the appeal, the board of review submitted a memorandum and data prepared by the Elgin Township Assessor. In the memorandum, the assessor noted the appellants' comparables were all "distressed sales". In support of its contention of the correct assessment, the board of review through the township assessor submitted information on ten comparable sales improved with part one-story and part two-story or two-story dwellings of frame or brick construction. The dwellings range in size from 1,265 to 1,435 square feet of living area and were constructed from 1863 to 1930. The comparables were located from 0.12 to 1.12 miles from the subject property. Each comparable had a basement, with three comparables having finished area; six comparables had central air conditioning; and nine comparables had garages. The comparables have sites ranging in size from 3,920 to 8,712 square feet of land area. The comparables sold from March 2012 to November 2014 for prices ranging from \$112,500 to \$172,000 or from \$82.00 to \$125.73 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The appellants' attorney submitted a rebuttal brief.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the appellants submitted a market analysis report with adjustments to the comparables' sale prices for differences from the subject property. The Board finds this report was not signed and the appellants made no attempt to provide an explanation for these calculations. Consequently, the Board gave no weight to the appellants' market analysis.

In this appeal, the Board considered 18 comparable sales presented by the parties. Fifteen of these comparables received less weight in the Board's analysis due to dated sales and differences in location. Board of review comparable #9 and the appellants' comparables #2 through #6 and #8 were located from 0.98 to 1.93 miles from the subject. Board of review comparables #1 through #7 sold from March 2012 to December 2013. The Board finds these sales were dated when compared to the January 1, 2015 assessment date.

The Board finds the best evidence of market value in the record to be the appellants' comparables #1 and #7 and board of review comparables #8 and #10. The Board finds these four properties sold more proximate in time to the assessment date and were very similar in the subject in location, design, age, size and features. These comparables sold from August 2014 to April 2015 for prices ranging from \$30,500 to \$140,000 or from \$24.48 to \$99.36 per square foot of living area, including land. The subject's assessment reflects a market value of \$104,491 or \$77.98 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence, 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



Acting 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: July 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.