



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

APPELLANT: GLCH, LLC
DOCKET NO.: 15-02183.001-R-1
PARCEL NO.: 09-04-171-035-0000

The parties of record before the Property Tax Appeal Board are GLCH, LLC, the appellant, by attorney Dennis M. Nolan of Dennis M. Nolan, P.C., in Bartlett; and the DeKalb 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 **DeKalb** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$18,702
IMPR.:	\$ 0
TOTAL:	\$18,702

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the DeKalb 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 23,522 square foot vacant residential site. The subject property is located in Cortland Township, DeKalb County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal of the subject property estimating a market value of \$25,500 as of January 1, 2013. The appraiser developed the sales comparison approaches to value in arriving at the final opinion of value. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final assessment of \$18,702 was disclosed. The subject's assessment reflects an

estimated market value of \$56,112 or \$2.39 per square foot of land area when applying the statutory level of assessment of 33.33%. In support of the subject's assessment, the board of review submitted five comparable sales located within the subject's subdivision. The comparables are comprised of vacant residential lots that range in size from 11,761 to 28,314 square feet of land area. They sold from June 2014 to September 2015 for prices ranging from \$25,000 to \$94,000 or from \$1.53 to \$3.32 per square foot of land area.

With respect to the appellant's evidence, the board of review argued the appraisal submitted by the complainant used 2012 sales. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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.

The appellant submitted an appraisal of the subject property estimating a market value of \$25,500 as of January 1, 2013. The Board gave little weight to the appraisal due to the fact the effective date of the appraisal was two years prior to the subject's January 1, 2015 assessment date. Additionally, two of the comparable land sales used by the appraiser were located 2.74 and 3.03 miles from the subject, which is not proximate in location to the subject. Comparable #1 was considerably smaller in land area when compared to the subject. Finally, under the sales comparison approach, the appraiser indicated an adjustment to most of the comparables was necessary for the difference (smaller) in lot size, however, no adjustments were applied to the comparables.

The board of review submitted five comparable sales to support the subject's estimated market value as reflected by its assessment. The Board gave less weight to comparables #1 and #3 due to their smaller lot sizes when compared to the subject. The Board finds comparables #2, #4 and #5 are most similar when compared to the subject in location and land size. They sold from October 2014 to September 2015 for prices ranging from \$36,500 to \$94,000 or from \$1.53 to \$3.32 per square foot of land area. The subject's assessment reflects an estimated market value \$56,112 or \$2.39 per square foot of land area, which falls within the range established by the most similar comparable sales contained in this record. After considering any necessary adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's assessed valuation is supported. Therefore, no reduction in the subject's assessment 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



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: January 27, 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.