



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

APPELLANT: Muneeva, Inc.
DOCKET NO.: 15-03712.001-C-1
PARCEL NO.: 08-13-151-039

The parties of record before the Property Tax Appeal Board are Muneeva, Inc., the appellant, by Jerri K. Bush, Attorney at Law, in Chicago, 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: \$57,003
IMPR.: \$169,142
TOTAL: \$226,145

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 one-story three-tenant retail strip center of concrete block exterior construction with 7,128 square feet of building area.¹ The structure was built in 1998 and features central air conditioning and three overhead doors. The property has a .65-acre site and is located in DeKalb, DeKalb Township, DeKalb County.

The appellant contends overvaluation as the basis of the appeal and reported the subject has two tenants consisting of an auto repair shop and retail office space. The appellant further reported

¹ The appellant reported a total building size of 7,128 square feet. The board of review provided a copy of the subject's property record card with a schematic drawing to support a reported building size of 7,660 square feet. The Property Tax Appeal Board finds upon reviewing the calculations of the schematic drawing, the board of review "double counted" an office area in one of the units. Therefore, on this record in light of the schematic drawing, the Board finds the appellant provided the most accurate building size data.

that the third unit is currently vacant and "has been vacant for the last 5 years due to poor market conditions (external obsolescence)."

In support of the overvaluation argument, the appellant submitted information on eight comparable sales or listings of commercial buildings located in DeKalb, Sycamore or Genoa. The comparable buildings range in size from 1,440 to 12,600 square feet of building area and were constructed between 1925 and 1999. Five of the comparables reported sales that occurred between February 1990 and January 2012 for prices ranging from \$125,000 to \$580,000 or from \$18.77 to \$287.57 per square foot of building area, including land. Six of the comparables had reported asking prices ranging from \$289,000 to \$679,000 or from \$53.17 to \$155.21 per square foot of building area, including land.

Based on this evidence and argument, the appellant requested a total assessment of \$176,649 which would reflect a market value of \$530,000 or \$74.35 per square foot of building area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$226,145. The subject's assessment reflects a market value of \$678,503 or \$95.19 per square foot of building area when applying the building size of 7,128 square feet, land included, when using the 2015 three year average median level of assessment for DeKalb County of 33.33% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review submitted a two-page letter from Robin Brunschon, Clerk of the board of review, addressing the appellant's suggested comparables. It was noted that the appellant's comparables are "all in very different market areas of less traffic" and, but for one sale, were older sales and otherwise only asking prices.

The board of review also supplied data for each of the eight comparables submitted by the appellant. This data revealed sales of appellant's comparables #7 and #8 in August 2014 and December 2013 for prices of \$263,500 and \$175,000 or for \$87.11 and \$53.62 per square foot of building area, including land, respectively.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located in Sycamore. The clerk reported the comparables were a mixed-use office building, mixed use office and oil change facility, respectively. The comparable masonry buildings range in size from 1,100 to 8,817 square feet of building area and were constructed between 1980 and 2003. The comparables sales occurred between September 2013 and July 2015 for prices ranging from \$414,105 to \$980,000 or from \$98.11 to \$367.37 per square foot of building area, including land.

Based on the foregoing evidence and argument, 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 and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eleven sales or asking prices of commercial buildings to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #2 due to its date of construction being 1925 and to appellant's comparables #3, #5, #7 and #8 due to the differences in building size when compared to the subject by either being much smaller or much larger than the subject building. For a similar reason concerning difference in building size, the Board has given little weight to board of review comparable sale #3

The Board finds the best evidence of market value to be appellant's comparable sales #1, #4 and #6 along with board of review comparable sales #1 and #2. These most similar comparables sold or had asking prices ranging from \$319,000 to \$980,000 or from \$53.17 to \$144.61 per square foot of building area, including land. The subject's assessment reflects a market value of \$678,503 or \$95.19 per square foot of building area, including land, which is within the range established by the best comparable sales and/or listings in this record and appears well-supported given that the subject building is newer than all of these best comparables, except board of review #1 which also reflects the highest sale price of this range. 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Acting Member

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: November 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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Muneeva, Inc., by attorney:
Jerri K. Bush
Attorney at Law
Unit 2E
6903 North Bell Avenue
Chicago, IL 60645

COUNTY

DeKalb County Board of Review
DeKalb County Admin Building
110 East Sycamore
Sycamore, IL 60178