



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

APPELLANT: Peggy Brandon
DOCKET NO.: 16-01713.001-R-1
PARCEL NO.: 06-35-158-002

The parties of record before the Property Tax Appeal Board are Peggy Brandon, 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 **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: \$11,221
IMPR.: \$36,526
TOTAL: \$47,747

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 2016 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 two-story dwelling of frame exterior construction with 1,816 square feet of living area. The dwelling was constructed in 1900. Features of the home include a partial basement that is unfinished and central air conditioning. The property has an 11,946 square foot site and is located in South Elgin, Elgin Township, Kane County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located from 2.23 to 2.78 miles from the subject property. The comparables were described as two-story dwellings ranging in size from 1,500 to 1,820 square feet of living area. The dwellings were constructed from 1900 to 1915. The comparables each have a full basement. Additionally, one comparable has central air conditioning and one comparable has a fireplace. The appellant did not disclose the comparables' exterior construction or land size. The comparables sold from March 2015 to May

2016 for prices ranging from \$70,000 to \$108,500 or from \$43.96 to \$65.84 per square foot of living area, including land. Based on this evidence, the appellant's requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$47,747. The subject's assessment reflects a market value of \$143,514 or \$79.03 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for Kane County of 33.27% 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 argued that the appellant's comparables were located in the City of Elgin and from 2.23 to 2.78 miles from the subject. The assessor also argued that the subject is no longer in the same condition as it was when purchased on February 28, 2013 for a price of \$82,950 as a Special Warranty Deed, Bank REO (real estate owned). The assessor disclosed that the subject has had three building permits since its 2013 sale, including a \$20,000 porch permit in June 2014, a \$3,000 electrical permit in October 2014 and a \$14,000 siding permit in May 2015.

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located from .14 to .54 of a mile from the subject property. The comparables consist of a two-story; a part one and one-half story and part two-story; a part one-story and part one and one-half story; and two, part one-story and part two-story dwellings of frame or frame and stone trim exterior construction ranging in size from 1,460 to 1,870 square feet of living area. The dwellings were constructed from 1900 to 1950. The comparables have basements and garages ranging in size from 360 to 672 square feet of building area. Additionally, four comparables have central air conditioning and one comparable has a fireplace. The comparables have sites ranging in size from 8,052 to 18,513 square feet of land area. The comparables sold from May 2013 to October 2015 for prices ranging from \$149,000 to \$195,000 or from \$94.78 to \$125.08 per square foot of living area, including land.

In written rebuttal, counsel for the appellant contended as to the comparable sales presented by the assessor/board of review, comparables #1 and #5 are either 30 or 50 years newer than the subject; comparables #1, #3, #4 and #5 are different in style when compared to the subject; and comparables #2, #4 and #5 sold in 2013 and 2014, which are too remote in time to establish market value as of January 1, 2016. In addition, all five comparables have garages unlike the subject. In a rebuttal grid analysis, counsel reiterated the four best comparable sales in the record and contended the subject's assessment should be reduced.

Lastly in rebuttal, counsel argued that an analysis of raw sales prices per square foot "does not take into account the fundamental concept of using a median sale price/SF to determine market value." Counsel further argued that using a median sale price per square foot "is more accurate and should be standard practice for determining fair market value."

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 no reduction in the subject's assessment is warranted.

As an initial matter, the Property Tax Appeal Board gave no weight to the appellant's counsel's argument that the Board should adopt a standard practice of using the median sale price per square foot of living area, including land, of those comparables deemed best in determining fair market value because it is "more accurate." Contrary to this argument, the decision of the Property Tax Appeal Board must be based upon equity and the weight of evidence, not upon a simplistic statistical formula of using the median sale price per square foot of living area, including land, of those comparables determined to be most similar to the subject. (35 ILCS 200/16-185; Chrysler Corp. v. Property Tax Appeal Board, 69 Ill.App.3d 207 (2nd Dist. 1979); Mead v. Board of Review, 143 Ill.App.3d 1088 (2nd Dist. 1986); Ellsworth Grain Co. v. Property Tax Appeal Board, 172 Ill.App.3d 552 (4th Dist. 1988); Willow Hill Grain, Inc. v. Property Tax Appeal Board, 187 Ill.App.3d 9 (5th Dist. 1989)). Based upon the foregoing legal principles and contrary to the assertion of the appellant's counsel, there is no indication that a "median sale price per square foot" is the fundamental or primary means to determine market value.

The Board gave little weight to the sale of the subject property in February 2013 as this transaction is dated and less likely to reflect the subject's market value as of the January 1, 2016 assessment date. Furthermore, repairs to the property, subsequent to its 2013 sale, would support the board of review's contention that the subject's sale price does not reflect its updated condition as of the assessment date.

The parties submitted nine comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables due to their distant locations in the City of Elgin of more than two miles from the subject property. The Board also gave less weight to board of review comparable #1 due to its dissimilar newer age when compared to the subject, along with comparables #2 and #4 as their sales in 2013 and 2014 are dated and less likely to reflect the subject's market value as of the January 1, 2016 assessment date.

The Board finds the best evidence of market value to be comparables #3 and #5 submitted by the board of review. These two comparables are most similar to the subject in location and size, however both have garages unlike the subject. These comparables sold in July 2014 and October 2015 for prices of \$149,000 and \$184,900 or \$94.78 and \$98.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$143,514 or \$79.03 per square foot of living area, land included, which is below the range of the best comparable sales in this record. After considering adjustments to the comparables for differences, the Board finds that the subject's lower total market value is supported given the subject's lack of a garage. 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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: June 18, 2019



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

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