



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

APPELLANT: Greenfeather LLC
DOCKET NO.: 16-02616.001-R-1
PARCEL NO.: 08-22-230-009

The parties of record before the Property Tax Appeal Board are Greenfeather LLC, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$10,442
IMPR.: \$49,375
TOTAL: \$59,817

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 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 is improved with a two-story single-family dwelling of frame exterior construction. The dwelling was built in 1887 and contains 2,756 square feet of living area. Features of the home include a full basement with a finished area. The dwelling is located in DeKalb Township, DeKalb County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on six comparable sales located from 0.38 to 0.96 of a mile from the subject. The comparables consist of two-story single-family dwellings built from 1890 to 1910. The dwellings range in size from 2,208 to 3,024 square feet of living area. Five of the comparables have full basements, two with finished areas; one comparable has a partial basement; one comparable has central air conditioning; and one comparable has a fireplace. The

comparables sold from June 2015 to May 2016 for prices ranging from \$18,000 to \$138,000 or from \$7.88 to \$50.20 per square foot of living area, including land.

Based on this evidence, the appellant requested an assessment reflecting a market value of approximately \$103,306 or \$37.48 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$59,817. The subject's assessment reflects a market value of approximately \$179,847 or \$65.26 per square foot of living area, land included, when using the 2016 three-year average median level of assessment for DeKalb County of 33.26% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on six comparable sales, two of which were also submitted by the appellant. The distance of each comparable from the subject was not disclosed. The comparables consist of two-story single-family dwellings of frame or brick/vinyl exterior construction. The homes were built from 1875 to 1925 and range in size from 2,484 to 3,024 square feet of living area. Five of the comparables have full basements, one with a finished area; one has a partial unfinished basement; one comparable has central air conditioning; one comparable has a fireplace; and three comparables have garages ranging in size from 320 to 460-square feet of building area. The comparables sold from June 2015 to September 2016 for prices ranging from \$127,000 to \$197,900 or from \$45.63 to \$67.50 per square foot of living area, including land. Based on the foregoing 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 and a reduction in the subject's assessment is not warranted.

The parties presented sales data for ten suggested comparable properties for the Board's consideration, with two comparables being submitted by both parties. Appellant's comparables #1, #2 and #6 received reduced weight by the Board as comparable #1 appears to be an outlier due to its extremely low purchase price; and comparables #2 and #6, respectively, have central air-conditioning and a partial basement, both dissimilar to the subject. Board of review comparables #2 and #3 also received reduced weight by the Board as comparable #2 is a newer dwelling and has central air-conditioning and a garage, and comparable #3 has a garage, all dissimilar to the subject. The Board finds the best evidence of market value to be appellant's comparable #5, appellant's/board of review comparables #3/#1 and #4/6, and board of review comparables #4 and #5 as these dwellings are similar to the subject in dwelling size, foundation type, and most features. These comparables sold from June 2015 to September 2016 for prices ranging from \$85,000 to \$197,900 or from \$35.30 to \$67.50 per square foot of living area, including land. The subject's assessment reflects a market value of approximately \$179,847 or \$65.26 per square foot of living area, including land which falls within the range established by

the most similar comparables in the record. After considering adjustments for differences in some features, the Board finds that this assessment is supported by the most similar comparables contained in the record and 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(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: October 16, 2018



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

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APPELLANT

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COUNTY

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