



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

APPELLANT: Kenneth & Bonnie Stalzer
DOCKET NO.: 17-00077.001-R-1
PARCEL NO.: 12-20-126-022

The parties of record before the Property Tax Appeal Board are Kenneth & Bonnie Stalzer, the appellants, and the Kane County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$40,603
IMPR.: \$118,862
TOTAL: \$159,465

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a 2015 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge the assessment for the 2017 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 dwelling of brick and cedar exterior construction with 3,141 square feet of living area. The dwelling was constructed in 2003. Features of the home include a full unfinished basement, central air conditioning, a fireplace and an attached three-car garage. The property has a 14,150 square foot site and is located in Batavia, Geneva Township, Kane County.

The subject property is an owner occupied residence that was the subject matter of appeals before the Property Tax Appeal Board for the prior years under Docket Numbers 15-01051.001-R-1 and 16-07457.001-R-1. In those appeals the Property Tax Appeal Board rendered decisions lowering the assessment of the subject property to \$149,562 for 2015 based on the evidence submitted by the parties and to \$157,310 based on application of Section 16-185 of the Property Tax Code (Code) (35 ILCS 200/16-185).

The appellants based this 2017 appeal upon a contention of law seeking application of Section 16-185 of the Code. The appellants contended the subject property is owner occupied and 2016 is in the same general assessment cycle as the favorable 2015 tax year decision.

Based on this evidence, the appellants requested a reduction in the subject's 2017 assessment from \$175,667, which was depicted on a print out of the Kane County Supervisor of Assessments' website,¹ to \$149,562 as was issued in Docket No. 15-01051.001-R-1.

The board of review did not timely submit its "Board of Review Notes on Appeal" and was found to be in default by a letter dated November 1, 2018.

Conclusion of Law

The subject property was the subject matter of appeals before the Property Tax Appeal Board the prior years under Docket Numbers 15-01051.001-R-1 and 16-07457.001-R-1. In those appeals the Property Tax Appeal Board rendered decisions lowering the assessment of the subject property to \$149,562 based on the evidence submitted by the parties for tax year 2015 and to \$157,310 based upon application of Section 16-185 of the Code.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, **subject to equalization**, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

(Emphasis added.) The Property Tax Appeal Board takes judicial notice that the Kane County Chief County Assessment Officer, Mark Armstrong, issued a 2017 township equalization factor of 1.0137 in Geneva Township. (See 86 Ill.Admin.Code §1910.90(i); see also <http://www.kanecountyassessments.org/Equal.html>)

The Board further finds that the prior year's 2016 decision of \$157,310 should be carried forward to the subsequent year subject only to any equalization factor applied to that year's assessments. The record further indicates that the subject property is an owner occupied dwelling and that the 2015, 2016 and the 2017 tax years are within the same general assessment period in Kane County. This finding is pursuant to section 16-185 of the Code (35 ILCS 200/16-185). The record contains no evidence indicating the subject property sold in an arm's length transaction subsequent to the Board's decision for the 2015 tax year or the decision of the Property Tax Appeal Board for the 2015 tax year was reversed or modified upon review. For these reasons the

¹ Attached to the appellants' appeal was a printout concerning the subject parcel with a print date of December 5, 2017 depicting the subject's 2017 assessment of \$40,603 for land and \$135,064 for the improvement for a total assessment of \$175,667.

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Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's 2016 finding plus the application of the equalization factor of 1.0137.

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: April 23, 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

AGENCY

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COUNTY

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