



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

APPELLANT: Don Miller
DOCKET NO.: 17-00305.001-R-1
PARCEL NO.: 06-12-402-010

The parties of record before the Property Tax Appeal Board are Don Miller, the appellant; 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: \$11,268
IMPR.: \$32,547
TOTAL: \$43,815

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 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 two-story multi-family dwelling of frame exterior construction. The dwelling has 1,980 square feet of living area and was constructed in 1910. Features include two apartment units, a 990 square foot basement with finished area and a detached 472 square foot garage. The property has an 8,712 square foot site and is located in 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 three comparable sales. The comparables are located from 0.87 of a mile to 1.97 miles from the subject property. The comparables consist of one and one-half story or part one-story and part two-story multi-family dwellings of frame exterior construction. The comparables have sites ranging in size from 4,801 to 8,712 square feet of land area. The dwellings were constructed in 1900 or 1923 and range in size from 1,176 to 1,893 square feet of living area. Each comparable features two apartment units, a basement with two

having finished area and a garage ranging in size from 234 to 484 square feet of building area. As part of their submission, the appellant provided the property data sheets and Multiple Listing Service (MLS) sheets associated with each sale. The MLS sheets disclosed comparables #1 and #2 have finished basements; comparable #1 needs TLC; comparable #2 is a legal non-conforming property which might be difficult to finance and it needs a new roof and a little care; and comparable #3 needs work and is "sold as is". The comparables sold from February 2016 to April 2017 for prices of \$60,000 and \$65,000 or for \$30,000 and \$32,500 per apartment unit or from \$34.34 to \$51.02 per square foot of living area, land included.

The appellant also asserted the subject property was the subject matter of appeals before the Property Tax Appeal Board for the 2015 and 2016 tax years in Docket Numbers 15-03470.001-R-1 and 16-01487.001-R-1. For the 2015 tax year the Property Tax Appeal Board issued a decision reducing the subject's assessment to \$23,453 based on equity and the weight of the evidence. For the 2016 tax year the Property Tax Appeal Board issued a decision reducing the subject's assessment to \$25,587 based on an agreement of the parties, wherein the 2015 assessment was carried forward with the application of the 2016 township equalization factor of 1.0910. The appellant argued that applying the 2017 township equalization factor of 1.0779 to the 2016 assessment would result in a revised assessment of \$27,580.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$27,580.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,815. The subject's assessment reflects a market value of \$131,498 or \$65,749 per apartment unit, or \$66.41 per square foot of living area, land included, when using the 2017 three-year average median level of assessment for Kane County of 33.32% as determined by the Illinois Department of Revenue. The board of review also disclosed that 2015 was the first year of the general assessment cycle for Kane County.

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 critiqued the comparables submitted by the appellant.

In support of its contention of the correct assessment, the board of review submitted information on nine comparable sales identified by the township assessor that are located from .87 of a mile to 1.89 miles from the subject property. The board of review failed to provide site sizes of two of the comparables, however the seven remaining comparables have sites ranging in size from 5,400 to 12,286 square feet of land area. The comparables are improved with multi-family dwellings of frame exterior construction with multiple story heights. The dwellings were constructed from 1874 to 1920 and range in size from 1,448 to 3,564 square feet of living area. Each comparable has two apartment units and a basement with one having finished area. In addition, two comparables have one or two fireplaces and eight comparables each have a garage ranging in size from 190 to 2,640 square feet of building area. The comparables sold from March 2015 to November 2016 for prices ranging from \$150,000 to \$223,500 or from \$75,000 to \$111,750 per apartment unit or from \$70.89 to \$141.90 per square foot of living area, including land.

The township assessor also developed an estimate of value using rental income from 29 properties to develop a gross rent multiplier (GRM) of 6.5 which was applied to an annual estimated income for the subject property of \$21,000 to arrive at an estimated market value of \$136,500 or \$68,250 per apartment unit. The assessor indicated in the grid analysis that the comparables have yearly rents ranging from \$19,200 to \$31,200 and GRMs ranging from 4 to 8.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant critiqued the comparables provided by the board of review and argued that most were in superior condition at time of sale.

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 twelve suggest comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given less weight to the appellant's comparables as #1 and #3 which have smaller dwellings when compared to the subject. The Board also gave less weight to board of review comparables #1, #2, #4, #6, #7 and #8 which differ from the subject in dwelling size and/or lack a garage.

The Board finds the best evidence of market value to be the appellant's comparable #2, along with comparables #3, #5 and #9 submitted by the board of review. These comparables each contain a two-unit multi-family dwelling and are similar to the subject in dwelling size, age and features. The comparables sold from July 2015 to September 2016 for prices ranging from \$65,000 to \$204,000 or from \$32,500 to \$102,000 per apartment unit or from \$34.34 to \$101.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$131,498 or \$65,749 per apartment unit, or \$66.41 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the estimated market value as reflected by the assessment is supported and no reduction in the subject's assessment is warranted.

The Board gives less weight to the estimate of value established using the gross rent multiplier. First, the Board finds the subject's gross annual economic rent was not clearly established. Second, from the grid analysis provided by the board of review it appears the gross rent multiplier was calculated by dividing the market value reflected by the assessment by the yearly rental for each property where the gross rent multiplier is more traditionally calculated on a monthly basis rather than on an annual basis using the sale price divided by the monthly income.

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(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 16, 2020



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

Don Miller
30W684 Bradford Pkwy
Wayne, IL 60184

COUNTY

Kane County Board of Review
Kane County Government Center
719 Batavia Ave., Bldg. C, 3rd Fl.
Geneva, IL 60134