



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

APPELLANT: Greenfeather LLC
DOCKET NO.: 20-06777.001-R-1
PARCEL NO.: 08-22-228-016

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: \$6,220
IMPR.: \$38,057
TOTAL: \$44,277

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 2020 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 2-story dwelling with 1,920 square feet of living area. The dwelling was constructed in 1888. Features of the home include a basement, central air conditioning, and a fireplace. The property is located in DeKalb, DeKalb Township, DeKalb County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within 0.16 of a mile from the subject. The comparables are improved with 2-story homes ranging in size from 1,768 to 2,224 square feet of living area that were built from 1893 to 1903. Each home has a basement. The comparables sold from April 2019 to March 2020 for prices ranging from \$65,000 to \$117,500 or from \$29.23 to \$57.77 per square foot of living area, including land.

Based on this evidence, the appellant 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 \$44,277. The subject's assessment reflects a market value of \$132,884 or \$69.21 per square foot of living area, land included, when using the 2020 three year average median level of assessment for DeKalb County of 33.32% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.18 of a mile from the subject,¹ together with a map depicting the locations of these comparables in relation to the subject. The comparables are improved with 2-story homes ranging in size from 1,960 to 2,304 square feet of living area that were built from 1902 to 1919. Each home has a basement and a garage ranging in size from 528 to 810 square feet of building area. One home has central air conditioning and one home has a fireplace. The comparables sold from May 2018 to September 2019 for prices ranging from \$120,803 to \$155,000 or from \$61.63 to \$72.50 per square foot of living area, including land.

The board of review submitted a brief contending that the appellant's comparable #1 was a bank owned property and the appellant's comparable #3 was sold by a custodian by a Quit Claim Deed. The board of review presented copies of Real Estate Transfer Declarations and deeds for the appellant's comparables #2 and #3. The Real Estate Transfer Declaration for the appellant's comparable #2 describes an IRA as the seller and the deed for this sale is a Quit Claim Deed. The Real Estate Transfer Declaration for the appellant's comparable #3 indicates a Bank REO sale.

The board of review also submitted Real Estate Transfer Declarations for the board of review's comparables. The Real Estate Transfer Declaration for the board of review's comparable #3 indicates that the property was not advertised for sale.

Based on this evidence, the board of review offer to stipulate to a total assessment of \$42,451.

In written rebuttal, the appellant rejected the board of review's offer and argued that compulsory sales may be considered pursuant to 35 ILCS 200/16-183, which directs the Board to consider compulsory sales as comparables. The appellant further argued the board of review's comparables differ from the subject in garage amenity and/or sold too remote in time from the assessment date.

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

¹ Additional details regarding these comparables not reported by the board of review were presented by the appellant in written rebuttal.

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 record contains a total of six comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #3 and the board of review's comparables #2 and #3, due to substantial differences from the subject in dwelling size and/or a sale date less proximate in time to the January 1, 2020 assessment date than other comparables in this record. Moreover, the board of review's comparable #3 was not advertised for sale, suggesting it was not an arm's length transaction. The Board gives less weight to the appellant's comparable #2, which transferred by Quit Claim Deed, indicating this sale was not an arm's length transaction.

The Board finds the best evidence of market value to be the appellant's comparable #1 and the board of review's comparable #1, which are similar to the subject in dwelling size, age, location, and some features, although these comparables lack central air conditioning and a fireplace that are features of the subject and one of these comparables has a garage unlike the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These two most similar comparables sold for prices of \$93,000 and \$155,000 or for \$52.60 and \$72.50 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$132,884 or \$69.21 per square foot of living area, including land, which is bracketed by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, 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:

May 16, 2023



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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