



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

APPELLANT: Janet Lynn Selvig Trust
DOCKET NO.: 24-00473.001-R-1
PARCEL NO.: 03-27-304-032

The parties of record before the Property Tax Appeal Board are Janet Lynn Selvig Trust, the appellant, by attorney Dennis M. Nolan, of the Law Office of Dennis M. Nolan, P.C. in Bartlett; 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: \$27,254
IMPR.: \$128,455
TOTAL: \$155,709

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 2024 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 of brick and vinyl exterior construction with 3,145 square feet of living area. The dwelling was constructed in 1997. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 483 square foot garage. The property has an approximately 15,028 square foot site and is located in West Dundee, Dundee Township, Kane County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located within .20 of a mile from the subject. The comparables are described as 2-story dwellings of brick and vinyl exterior construction with either 3,097 or 3,145 square feet of living area. The dwellings were constructed in 1995 and 1997. Each home has a basement, central air conditioning and a garage with 483 to 630 square feet of building area. Two

comparables each have one fireplace. The comparables have improvement assessments ranging from \$121,590 to \$126,245 or from \$39.26 to \$40.14 per square foot of living area.

Based on this evidence the appellant requests 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 \$155,709. The subject property has an improvement assessment of \$128,455 or \$40.84 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on seven equity comparables located within .18 of a mile from the subject. The comparables are described as 2-story dwellings of frame or brick and frame exterior construction ranging in size from 2,778 to 3,145 square feet of living area. The dwellings were built from 1995 to 1998 and have basements, five of which have finished area. Each home has central air conditioning, one fireplace, and a garage ranging in size from 396 to 630 square feet of building area. The comparables have improvement assessments ranging from \$114,962 to \$132,942 or from \$41.18 to \$42.88 per square foot of living area. Based on this evidence the board of review requests confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 ten equity comparables for the Board's consideration. The Board gives less weight to appellant's comparable #2 and board of review comparable #4 which have a larger garage when compared to the subject. The Board gives less weight to board of review comparable #6 due to difference in dwelling size when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3 along with board of review comparables #1, #2, #3, #5 and #7 which overall are more similar to the subject in location, age, dwelling size and some features. These comparables had improvement assessments that ranged from \$121,590 to \$132,942 or from \$39.26 to \$42.88 per square foot of living area. The subject's improvement assessment of \$128,455 or \$40.84 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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 21, 2025



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

Janet Lynn Selvig Trust, by attorney:
Dennis M. Nolan
Law Office of Dennis M. Nolan, P.C.
221 West Railroad Avenue
Bartlett, IL 60103

COUNTY

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