



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

APPELLANT: Tim Ramseyer  
DOCKET NO.: 13-02339.001-R-1  
PARCEL NO.: 06-14-131-009

The parties of record before the Property Tax Appeal Board are Tim Ramseyer, the appellant, by attorney Jerri K. Bush in Chicago, and the Kane County Board of Review.

Based on the facts and exhibits presented, 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: \$7,953  
IMPR.: \$2,373  
TOTAL: \$10,326**

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 2013 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 part one-story and part two-story dwelling of frame construction with 2,358 square feet of living area. The dwelling was constructed in 1910. Features of the home include a partial unfinished basement and a detached 288 square foot garage. The property has a 9,147 square foot site and is located in Elgin, Elgin Township, Kane County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on April 25, 2012 for a price of \$31,000. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,752. The subject's assessment reflects a market value of \$134,350 or \$56.98 per square foot of living area, land included, when using the 2013 three year average median level of assessment for Kane County of 33.31% as determined by the Illinois Department of Revenue.

The board of review submitted a memorandum noting that the appellant supplied a "HUD #1 and a copy of the MLS listing sheet. No Appraisal was submitted by the Appellants [sic] Attorney."

In a second memorandum, the board of review reported that a permit was taken out for the subject property for interior work on July 12, 2012. Based on this information, the board of review stated, "the improvements have been completed by the owner and the subject properties [sic] condition has been improved." Copies of the permits issued by the City of Elgin were attached.

In support of its contention of the correct assessment the board of review through the Elgin Township Assessor submitted information on six comparable sales that occurred between June 2010 and May 2012. Based on this 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Property Tax Appeal Board has given no weight to board of review comparable sales #3, #4 and #5 as these sales occurred between June and September 2010, dates more remote in time to the assessment date at issue of January 1, 2013 and thus less likely to be indicative of the subject's estimated market value as of the assessment date.

The Board has also given little weight to board of review comparables #1 #2 and #7 [sic], two of which are both inferior to the subject dwelling in size and each of which is superior to the subject by having a finished basement as compared to the subject dwelling. In addition, two of the sales are remote in time to the assessment date of January 1, 2013 and thus less likely to be indicative of the subject's estimated market value as of the assessment date.

The Board has given little weight to the permit information submitted by the board of review. The documentation merely references electric, plumbing and comments that discuss converting the property to a single-family residence including the installation of a staircase from the first floor to the basement. None of the documentation indicates the actual condition of the subject dwelling, contrary to the implication in the board of review's submission.

On this record, the Board finds the best evidence of market value to be the purchase of the subject property in April, 2012 for a price of \$31,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor, the property had been advertised on the open market with the Multiple Listing Service and it had been on the market for four months. A copy of the Multiple Listing Service data sheet depicted the original asking price of \$30,900 and remarks that the "property was gutted down to the studs and 70% of rehab complete" but was being sold "as-is." In further support of the transaction the appellant submitted a copy of the Settlement Statement reiterating the purchase date and price.

The Board finds the purchase price of \$31,000 is below the market value reflected by the assessment of \$134,350. The Board finds the board of review did not present any substantive evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value given the condition of the property

at time of sale as presented by the appellant. Due to the subject's condition at the time of sale, the Board has also given reduced weight to board of review comparable #7 [sic] which has no information concerning its condition at the time of sale, but the board of review did report that it sold after 16 days on the market which suggests that the property may have been in good condition. In light of the permit information, the subject property's condition apparently differed from this comparable.

Based on this record the Board finds the subject property had a market value of \$31,000 as of January 1, 2013. Since market value has been determined the 2013 three year average median level of assessment for Kane County of 33.31% shall apply. 86 Ill.Admin.Code §1910.50(c)(1).

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.

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Chairman

*K. L. Fen*

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Member

*DR*

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Member

*Mark Albino*

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Member

*Jerry White*

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Acting Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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 26, 2015

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*A. Portol*

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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 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 the subsequent year 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.

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.