



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

APPELLANT: LB Properties Inc (RFMS)
DOCKET NO.: 11-06057.001-C-3
PARCEL NO.: 13-1-21-02-00-000-012.009

The parties of record before the Property Tax Appeal Board are LB Properties Inc (RFMS), the appellant, by attorney Robert W. McQuellon III, in Peoria; the Madison County Board of Review; and Southwestern Illinois College #522, the intervenor, by attorney Garrett P. Hoerner of Becker, Paulson, Hoerner & Thompson, P.C., in Belleville.

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 **Madison** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 53,420
IMPR.: \$113,240
TOTAL: \$166,660

Subject only to the State multiplier as applicable.

ANALYSIS

Prior to the hearing, the appellant and the board of review reached an agreement as to the correct assessment of the subject property. Southwestern Illinois College #522 adopted the evidence submitted by the board of review pursuant to the Illinois Administrative Code. The Board finds Southwestern Illinois College #522 is bound by the terms of the agreement since it adopted the evidence from the board of review. Section 1910.99(a) of the rules of the Property Tax Appeal Board provides:

Any party to an appeal before the Property Tax Appeal Board is allowed to adopt the evidence of any other

party to the appeal; however, if a party adopts the evidence of another party, the adopting party shall be precluded from withholding its authorization for settlement of an appeal if the party with whom it adopted evidence reaches an agreement in the pending appeal. The adopting party shall be bound by the terms of the stipulation or agreement. (86 Ill.Admin.Code §1910.99(a))

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.



Chairman



Member



Member



Member



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: January 23, 2015



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.