



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

APPELLANT: Seth & Beth Joy
DOCKET NO.: 13-00037.001-R-1
PARCEL NO.: 10-2-16-15-08-201-010

The parties of record before the Property Tax Appeal Board are Seth & Beth Joy, the appellants; and the Madison County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds **no change** 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: \$ 25,270
IMPR.: \$ 107,920
TOTAL: \$ 133,190

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a decision of the Madison County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessments 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 is improved with a two-story dwelling of brick and frame exterior construction containing 3,412¹ square

¹ The appellants described the subject dwelling as a one and one-half story dwelling that has 4,459 square feet of living area, but submitted no evidence

feet of living area. The dwelling was constructed in 2003. Features of the property include a full walkout basement with 1,168 square feet of finished area, central air conditioning, two fireplaces and a 768 square foot attached garage. The subject property has 2 acres of land area. The subject property is located in Pin Oak Township, Madison County.

The appellants argued the subject property was overvalued. In support of this claim, the appellants submitted three comparable sales located in close proximity to the subject. The appellants described the comparables as one and one-half story dwellings of brick exterior construction that were built in 2004 or 2005. The dwellings purportedly ranged in size from 3,680 to 4,371 square feet of living area. Features had varying degrees of similarity when compared to the subject. These properties had sites that contain approximately 2 acres of land area. The comparables sold from February to July of 2012 for prices ranging from \$357,000 to \$372,500 or from \$85.15 to \$97.01 per square foot of living area including land.

Based on this evidence, the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's final equalized assessment of \$133,190². The subject's assessment reflects a market value of \$399,370 or \$117.05 per square foot of living area including land when applying the 2013 three-year average median level of assessment for Madison County of 33.35% as determined by the Illinois Department of Revenue.

Based on property record cards, the board of review argued the appellants used incorrect descriptive information for the comparable properties.

To demonstrate the subject property's assessment was reflective of market value, the board of review submitted property record cards, photographs and a revised grid analysis of the three comparables submitted by the appellants. In summary, the

to support this claim. The board of review submitted the subject's property record card and photographs. This evidence depicts that the subject is a two-story dwelling with 3,412 square feet of living area. Based on this record, the Board finds the subject is improved with a two-story dwelling with 3,412 square feet of living area.

² Subsequent to the Madison County Board of Review's final decision for the subject property of \$134,860, the board of review issued a township equalization factor of .9876, which reduced the subject's assessment to \$133,190.

comparables are improved with part one-story and part two-story dwellings with brick and vinyl siding exteriors that were built in 2005. The dwellings ranged in size from 2,601 to 2,862 square feet of above grade living area. Features include finished basements, central air conditioning, one fireplace and garages that contain 768 or 840 square feet of building area. These properties had sites that contain approximately 2 acres of land area. The comparables sold from February to July of 2012 for prices ranging from \$357,000 to \$372,500 or from \$124.74 to \$143.21 per square foot of living area including land.

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

Conclusion of Law

The appellants argued overvaluation as the basis of the appeal. 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 appellants did not meet this burden of proof and no reduction in the subject's assessment is warranted.

The parties submitted three comparable sales for the Board's consideration. Based on this record, the Board finds the appellants used inaccurate descriptive information for the comparables in terms of design, dwelling size and some features. The three comparable sales contained in the record were relatively similar to the subject in location, style, age, some features and land area, but were smaller in dwelling size when compared to the subject. The comparables sold from February to July of 2012 for prices ranging from \$357,000 to \$372,500 or from \$124.74 to \$143.21 per square foot of living area including land. The subject's assessment reflects a market value of \$399,370 or \$117.05 per square foot of living area including land, which falls below the range established by the comparable sales on a per square foot basis. Therefore, no reduction in the subject's assessment is justified.

In conclusion, the Board finds the subject's assessment as determined by the board of review is correct and no reduction is warranted.

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

Klaus Albino

Member

[Signature]

Member

Member

Jerry White

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: July 24, 2015

[Signature]

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.