



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

APPELLANT: Mitch King  
DOCKET NO.: 13-02553.001-C-2  
PARCEL NO.: 09-22-300-007

The parties of record before the Property Tax Appeal Board are Mitch King, the appellant; and the Morgan 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 **Morgan** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$59,190  
**IMPR.:** \$353,770  
**TOTAL:** \$412,960

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Morgan County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) disputing 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 is improved with three two-story apartment buildings of brick and block construction that have 44,145 square feet of building area. The subject has a total of 58 units composed of 38 one-bedroom units and 20 two-bedroom units. The buildings were constructed in stages in 1968, 1973 and 1976. The subject has a site of 60,984 square feet. The property is located in the City of Jacksonville, Morgan County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on one comparable sale and two comparable listings improved with apartment buildings that ranged in size from 6,820 to 15,300 square feet of building area and had from 10 to 22 apartments. The appellant indicated sale #1 sold in November 2013 for a price of \$405,000 or \$59.38 per square foot of building area or \$18,409 per unit. Comparables #2 was an active listing with a price of \$280,000 or \$27.82 per square foot of building area or \$28,000 per unit. Comparable #3 was an active listing with a price of \$415,000 or \$27.12 per square foot of building area or \$23,956 per unit. The appellant also submitted a copy of a listing for the subject property with an asking price of \$1,650,000. Based on this evidence the appellant requested the subject's assessment be reduced to \$282,528.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$412,960. The subject's assessment reflects a market value of \$1,222,499 or \$21,078 per apartment unit, land included, when using the 2013 three year average median level of assessment for Morgan County of 33.78% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales. The comparables were described as apartment buildings that had from 8 to 60 units. The sales were reported to have occurred from September 2011 to December 2013 for prices ranging from \$80,000 to \$1,900,000 or from \$10,000 to \$31,670 per unit. The board of review comparable identified by parcel number (PIN) 09-21-402-009 was the same comparable as appellant's comparable #3 which is listed for \$415,000 or \$23,056 per unit. The board of review also explained that the comparable identified by PIN 09-21-142-007 sold out of foreclosure for \$80,000 and is listed for sale for \$215,000 or \$26,875 per unit. The board of asserted the most comparable sales were identified by PINs 09-17-202-001 and 08-24-222-013. These comparables had 45 and 60 units and each sold in November 2011 for a price \$1,250,000 or for \$27,780 and \$20,830 per unit, respectively.

#### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on seven sales that had unit prices ranging from \$10,000 per unit, which sold out of foreclosure, to \$31,670 per unit. The record also contained information on three listings provided by the parties, one being a duplicate, with asking prices ranging from \$23,000 to \$28,000 per unit. The subject's assessment reflects a market value of \$21,078 per apartment unit, which is well within the range established by the comparables on a per unit basis. Based on this evidence 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.

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Chairman

*K. L. Ferr*

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Member

*JR*

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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: September 18, 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.