



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

APPELLANT: Thornton Oil Springfield Properties LLC  
DOCKET NO.: 14-02782.001-C-1  
PARCEL NO.: 22-10.0-351-019

The parties of record before the Property Tax Appeal Board are Thornton Oil Springfield Properties LLC, the appellant, by Robert W. McQuellon III, Attorney at Law, in Peoria; and the Sangamon County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **Sangamon** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$ 18,749  
**IMPR.:** \$214,585  
**TOTAL:** \$233,334

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Sangamon County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2014 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 one-story building of masonry exterior construction that has 3,795 square feet of building area. The building was constructed in 1999. The subject has a 42,689 square foot site. The subject is used as a service station and convenience store. The subject property is located in Woodside Township, Sangamon County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted three comparable sales located throughout the state. The comparables had varying degrees of similarity when compared to the subject. The comparables sold from April 2011 to June 2013 for prices ranging from \$375,000 to \$760,000 or from \$110.98 to \$133.33 per square foot of building area including land. The appellant also developed the cost approach to value. Using Marshall &

Swift Calculator Method, the appellant calculated the subject has a market value of \$633,00, rounded. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$233,334, which reflects an estimated market value of approximately \$700,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's equalized assessment of \$297,171. The subject's assessment reflects an estimated market value of \$891,870 or \$235.01 per square foot of building area including land when applying the 2014 three-year average median level of assessment for Sangamon County of 33.32%. The board of review did not submit any evidence to support its assessment of the subject property or refute the valuation evidence submitted by the appellant.

### **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 appellant submitted three comparable sales that had varying degrees of similarity when compared to the subject. The comparables sold from April 2011 to June 2013 for prices ranging from \$375,000 to \$760,000 or from \$110.98 to \$133.33 per square foot of building area including land. The appellant also developed the cost approach to value calculating the subject property had a market value of \$633,000, rounded. The board of review did not submit any evidence to support its assessment of the subject property or refute the valuation evidence submitted by the appellant. The subject's assessment reflects an estimated market value of \$891,870 or \$235.01 per square foot of building area including land, which is greater than the valuation evidence submitted by the appellant. Based on the evidence contained in this record, the Board finds a reduction in the subject's assessment is warranted commensurate with the appellant's request.

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



Acting Member



Member

Acting 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:

May 19, 2017



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.