



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

APPELLANT: Jarrod Rackauskas
DOCKET NO.: 15-00417.001-R-1
PARCEL NO.: 14-22-152-049

The parties of record before the Property Tax Appeal Board are Jarrod Rackauskas, the appellant; and the McLean County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **McLean** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 7,855
IMPR.: \$41,300
TOTAL: \$49,155

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the McLean County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2015 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 two-story dwelling of vinyl exterior construction that has 1,591 square feet of living area. The dwelling was built in 2004. The home features an unfinished basement, central air conditioning, a fireplace and a 402 square foot attached garage. The subject has a 4,446 square foot site. The subject property is located in Normal Township, McLean 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 completed Section IV of the residential appeal petition indicating the subject property sold in March 2011 for \$133,100. The appellant submitted the settlement statement associated with the sale of the subject property.

In further support of the overvaluation claim, the appellant submitted information on three comparables sales located in close proximity to the subject property. The comparables consist of

two-story¹ dwellings of frame exterior construction that were 11 or 14 years old. The homes featured unfinished basement, central air conditioning, a fireplace and garages that range in size from 386 to 402 square feet of building area. The appellant reported the subject and comparables have 5,445 square foot sites. The comparables sold from December 2011 to June 2015 for prices ranging from \$133,000 to \$150,000 or from \$83.65 to \$94.40 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$49,155. The subject's assessment reflects an estimated market value of \$147,780 or \$92.70 per square foot of living area including land when applying the statutory level of assessment of 33.33%.

In support of the subject's assessment, the board of review submitted five comparable sales located in close proximity to the subject property. Two of the comparables were also utilized by the appellant. The comparables consist of two-story dwellings of vinyl exterior construction that were built from 2001 to 2004. Two comparables have partial finished basements and three comparables have unfinished basements. Other features include central air conditioning, one fireplace and garages that contain 386 or 402 square feet of building area. Land sizes ranged from 3,952 to 6,496 square feet of land area. The comparables sold from April 2014 to June 2015 for prices ranging from \$145,000 to \$176,500 or from \$91.19 to \$109.99 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 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 no reduction in the subject's assessment is warranted.

The Board gave little weight to the subject's sale price. The subject property sold in March 2011, which is dated and less indicative of market value in relation to the January 1, 2015 assessment date.

The parties submitted six comparable sales for the Board's consideration. Two comparables were used by both parties. The Board gave less weight to comparable #1 submitted by the appellant. This comparable sold in December 2011, which is dated and less indicative of market value as of the subject's January 1, 2015 assessment date. The Board gave less weight to board of review comparables #2 and #3 due to their partial finished basements, superior to the subject. The Board finds the remaining three comparables were most similar when compared to the subject in location, land size, age, design, dwelling size and features. These comparables sold

¹ The appellant described the subject and comparables as 1.5-story dwellings, however, property record cards submitted by the board of review depict the homes are two-story dwellings.

from April 2014 to June 2015 for prices ranging from \$145,000 to \$150,000 or from \$91.20 to \$94.40 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$147,780 or \$92.70 per square foot of living area including land, which falls within the range established by the most similar comparable sales contained in the record. After considering logical adjustments to the comparables for any differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Therefore, no reduction in the subject's assessment 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



Member



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: December 23, 2016



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.