



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

APPELLANT: Aaron Carter
DOCKET NO.: 15-05195.001-R-1
PARCEL NO.: 29-08.0-327-007

The parties of record before the Property Tax Appeal Board are Aaron Carter, the appellant, and the Sangamon 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 **Sangamon** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$16,945
IMPR.: \$82,809
TOTAL: \$99,754

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 equalized assessment of the subject property 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 single-family dwelling of frame exterior construction with 3,112 square feet of living area. The dwelling was constructed in 1996. Features of the home include a full unfinished basement, central air conditioning, two fireplaces and an attached two-car garage.¹ The property has a 12,090 square foot site and is located in Chatham, Chatham Township, Sangamon County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a fee simple appraisal prepared in connection with a purchase transaction estimating the subject property had a market value of \$290,000 as of June 4, 2015. As part of the report, the appraiser reported the subject's sale was an arm's length transaction. The property had

¹ The appellant's appraisal report included a schematic drawing that depicts a two-car garage with a storage area. The appellant reported in the appeal petition that the subject has a three-car garage; the depicted storage area may qualify as a tandem garage area in order to store three vehicles.

been listed in April 2015 with the Multiple Listing Service with an asking price of \$315,000. The appraiser also noted that the sale contract was contingent on the subject property appraising at or greater than the contract sale price which was reported to be \$300,000.

The appellant's appraiser solely used the sales comparison approach in arriving at the estimate of market value. The appraiser considered twelve comparable sales of two-story dwellings.

Additionally, the appellant completed Section IV – Recent Sale Data reporting that the appellant purchased the subject property in July 2015 from Jason and Kari Hannah for \$295,000. The appellant indicated that the property had been advertised by the owner with Life Story Homes for a period estimated to be three to four months.

Based on this evidence, the appellant requested a reduction in the subject's assessment to \$96,642 which would reflect the pre-equalized assessment for an estimated market value of \$290,042.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total equalized assessment for the subject of \$99,754. The subject's equalized assessment reflects a market value of \$299,382, land included, when using the 2015 three year average median level of assessment for Sangamon County of 33.32% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review reported that the subject property was purchased for \$300,000. In support of its contention of the correct assessment and as evidence of the purchase price, the board of review submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration depicting the purchase of the subject property in July 2015 for a price of \$300,000 along with a copy of the recorded Warranty Deed depicting the payment of transfer taxes reflecting a sale price of \$300,000.

Based on this evidence, the board of review requested confirmation of the subject's equalized 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 a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the purchase price of the subject property for \$300,000 as depicted by the Illinois Real Estate Transfer Declaration. The Board has given reduced weight to the appellant's appraisal report reflecting an estimated market value for the subject property of \$290,000. The Board finds that the actual sale price of the subject property is better evidence of its fair cash value than an estimate prepared by the appraiser for the purchase transaction.

The subject's equalized assessment of \$99,754 reflects a market value of \$299,382, including land, which is slightly below the recent purchase price of the subject property in July 2015 for \$300,000.

Based on this record, the Board finds the subject property had a market value of \$300,000 as of the assessment date at issue. Therefore, based on this evidence the Board finds a reduction in the subject's equalized 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Acting Member

Member



Member

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: November 21, 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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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