



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

APPELLANT: WHG SU O'Fallon, LLC
DOCKET NO.: 15-05874.001-C-3
PARCEL NO.: 03-25.0-327-019

The parties of record before the Property Tax Appeal Board are WHG SU O'Fallon, LLC, the appellant, by attorney Michael Wagner of Clayborne, Sabo & Wagner in Belleville; the St. Clair County Board of Review; and the intervenors, Central School Dist. No. 104, O'Fallon Township, High School Dist. No. 203 and Southwestern Illinois College No. 522, by attorney Garrett P. Hoerner of Becker, Paulson, Hoerner & Thompson P.C. in Belleville.

The record in this appeal contains a proposed assessment for the subject property submitted by the board of review. The appellant and intervenors were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellant did not respond to the Property Tax Appeal Board by the established deadline. The intervenors responded to the Property Tax Appeal Board accepting the proposed assessment.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board finds that the assessed valuation proposed by the board of review is appropriate.

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 **St. Clair** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$260,840
IMPR.: \$472,493
TOTAL: \$733,333

Subject only to the State multiplier as applicable.

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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.