



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

APPELLANT: Kevin Blaine
DOCKET NO.: 16-05214.001-R-1
PARCEL NO.: 14-2-15-14-10-101-010

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

LAND: \$41,690
IMPR.: \$112,390
TOTAL: \$154,080

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Madison County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2016 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 brick and frame construction with 2,960 above-grade square feet of living area.¹ The dwelling was constructed in 1994. Features of the home include a full basement with finished area, central air conditioning, two fireplaces and an attached three-car garage. The property is located in Edwardsville, Edwardsville Township, Madison County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on August 15, 2014 for a price of \$430,000. In support of this argument, the appellant completed Section IV – Recent Sale Data

¹ The appellant reported a dwelling size of 3,500 square feet without any data to support the calculation. The board of review reported a dwelling size of 2,960 square feet and provided a copy of the subject's property record card with a schematic drawing that supports the figure. The Board finds the board of review provided the best evidence of the subject's dwelling size.

reporting the subject was purchased from its previous owners, the parties were not related, the property was sold through use of a realtor and the property was advertised with the Multiple Listing Service for a period of 18 months. The appellant also submitted a copy of the Settlement Statement reiterating the purchase price of \$430,000 and the date of August 15, 2014.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reduce the subject's 2016 assessment to the pre-equalized assessment of \$145,690 which would reflect a market value of approximately \$437,070.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total equalized assessment for the subject of \$154,080. The subject's equalized assessment reflects a market value of \$462,981 or \$156.41 per square foot of living area, land included, when using the 2016 three year average median level of assessment for Madison County of 33.28% as determined by the Illinois Department of Revenue.

In support of its contention of the correct equalized assessment, the board of review submitted information on four comparable sales located within .05 of a mile of the subject property. The comparables were described as a two-story and three, part two-story or part-1.5-story and part one-story dwellings that were 11 to 28 years old. The homes range in size from 2,864 to 3,631 square feet of living area with partially finished basements, central air conditioning, one to three fireplaces and garages ranging in size from 600 to 946 square feet of building area. The sales occurred between July 2015 and June 2016 for prices ranging from \$558,000 to \$670,000 or from \$181.82 to \$195.23 per square foot of living area, including land.

Based on this evidence of recent comparable sales, the board of review requested confirmation of the subject's equalized assessment.

In written rebuttal, the appellant noted that an appeal was timely filed pursuant to the issuance of an equalization factor.² As to the evidence of overvaluation, the appellant notes the appeal was based upon the 2014 sale price of the subject property. Citing to information on the website of the Property Tax Appeal Board, since the Madison County Board of Review has not disputed the arm's length nature of the subject's 2014 sale price, the appellant contends the subject's recent sale price should be afforded most weight in determining the subject's assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its equalized 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.

² The Board of Review – Notes on Appeal noted that the appellant did not appear for a hearing on this 2016 assessment notice, which is correct, since the appeal was only based upon equalization.

The Board finds the best evidence of market value in the record to be board of review comparable sales #1, #3 and #4. These comparables had varying degrees of similarity to the subject and were similar to the subject in location, construction, features and/or age. These three properties also sold proximate in time to the assessment date at issue of January 1, 2016. The comparables sold between July 2015 and May 2016 for prices ranging from \$558,000 to \$630,000 or from \$181.82 to \$195.23 per square foot of living area, including land. The subject's equalized assessment reflects a market value of \$462,981 or \$156.41 per square foot of living area, including land, which is below the range established by the best comparable sales in this record.

The Board gave little weight to the subject's sale price of \$430,000 due to the fact the sale in August 2014 did not occur as proximate in time to the assessment date at issue of January 1, 2016. The Board also gave reduced weight to board of review comparable sale #2 due to the dwelling's newer age and substantially larger dwelling size when compared to the subject property.

Based on this record, the Board finds the evidence is insufficient to reduce the subject's equalized assessment as the most similar comparable sales in the record indicate that 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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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 20, 2018



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Kevin Blaine
1107 North Oxfordshire Lane
Edwardsville, IL 62025

COUNTY

Madison County Board of Review
Madison County Admin. Bldg.
157 North Main St., Suite 222
Edwardsville, IL 62025