



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

APPELLANT: Cole TH Springfield IL LLC (Thornton Oil)
DOCKET NO.: 16-05712.001-C-1
PARCEL NO.: 21-12.0-430-012

The parties of record before the Property Tax Appeal Board are Cole TH Springfield IL LLC (Thornton Oil), 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: \$209,328
IMPR.: \$80,672
TOTAL: \$290,000

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 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 one-story building of masonry construction with 3,786 square feet of building area that was constructed in 1999 and a 1,714 square foot car wash service building that was constructed in 2012. The subject is used as a service station and convenience store with a car wash facility. The property has an 88,862 square foot site and is located in Springfield, Capital Township, Sangamon County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located in LaGrange, Decatur and Springfield. The comparables had varying degrees of similarity when compared to the subject. The comparables sold from September 2015 to May 2016 for prices ranging from \$500,000 to \$1,025,000 or from \$128.21 to \$236.50 per square foot of building area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$290,000

which would reflect an estimated market value of approximately \$870,000 or \$158.18 per square foot of building area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total equalized assessment for the subject of \$342,292. The subject's equalized assessment reflects a market value of \$1,027,287 or \$186.78 per square foot of building area, land included, when using the 2016 three year average median level of assessment for Sangamon County of 33.32% as determined by the Illinois Department of Revenue.

As part of its "Board of Review Notes on Appeal," the board of review proposed to reduce the subject's assessment by the factor of 1.0121 to return the subject to its pre-equalized assessment of \$338,200. The board of review submitted no evidence to support its assessment of the subject property or to 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 September 2015 to May 2016 for prices ranging from \$500,000 to \$1,025,000 or from \$128.21 to \$236.50 per square foot of building area, including land. 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 \$1,027,287 or \$186.78 per square foot of building area, including land, which is greater in terms of total market value than the comparable sales submitted by the appellant. Based on the limited evidence contained in this record and the failure of the board of review to refute the evidence submitted by the appellant, the Property Tax Appeal 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. 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

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: March 19, 2019



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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