



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

APPELLANT: Michael Krueger
DOCKET NO.: 17-00076.001-R-1
PARCEL NO.: 25-15-33-459-024

The parties of record before the Property Tax Appeal Board are Michael Krueger, the appellant; and the Champaign 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 **Champaign** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$600
IMPR.: \$2,730
TOTAL: \$3,330

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Champaign County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2017 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 storage unit that measures 12 feet by 32 feet with a total building area of 384 square feet. The unit was constructed in 1986. The property is located in Urbana, Somer Township, Champaign 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 March 10, 2017 for a price of \$10,000. The seller was identified as A.P.L. Engineered Materials, Inc. and the appellant indicated the parties were not related. The appellant did not know whether or how the property was advertised for sale. To document the purchase the appellant submitted a copy of the settlement statement and a copy of the warranty deed associated with the transaction. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$3,800, which reflects a market value of approximately \$11,400. The subject property as an improvement assessment of \$3,200.

The board of review explained the subject property is a storage unit located in North East Urbana and each storage unit has an individual property index number. The board of further asserted that the appeal was rejected at the local level due to the non-arm's length nature of the transfer, other recent sales of similar units, and the uniformity in assessments. The board of review stated the subject property was not advertised publicly and had no true market exposure. The board of review submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration associated with the sale of the subject property indicating that the property had not been advertised for sale.

The board of review also submitted information on three comparable storage units each with 384 square feet of building area and located in the same facility as the subject property. One comparable measured 12 feet by 32 feet and two comparables measured 16 feet by 24 feet. Each comparable has an improvement assessment of \$3,200. The board of review also reported the comparables sold from December 2015 to February 2016 for prices of \$10,000 and \$13,500. The board of review submitted a copy of the PTAX-203 Illinois Real Estate Transfer Declaration associated with each sale indicating that the properties had not been advertised for sale.

Based on this evidence the board of review requested the assessment be confirmed.

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 Board finds the best evidence of market value to be the purchase of the subject property in March 2017 a price of \$10,000. The record disclosed the parties were not related, however, the property had not been advertised. Significantly, the board of review provided three sales of storage units in the same complex as the subject to support the assessment. The transfer declarations associated with these sales also revealed that the properties had not been advertised. Additionally, the storage unit with the same measurements as the subject property sold in February 2016 for a price of \$10,000. Considering the sale of the subject property and the sale of the most similar unit, the Board finds the purchase price of the subject property is indicative of the storage unit's fair cash value as of the assessment date. The Board finds the purchase price is below the market value reflected by the assessment and a reduction in the subject's assessment is justified.

The Board gives less weight to the board of review uniformity contention as the appellant's argument is based on overvaluation.

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: May 21, 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

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

APPELLANT

Michael Krueger
407 N. Abbey Rd.
Urbana, IL 61802

COUNTY

Champaign County Board of Review
Champaign Co Brookens Admin Cntr
1776 East Washington Street
Urbana, IL 61802