



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

APPELLANT: MLIPO2, LLC  
DOCKET NO.: 17-00153.001-R-1  
PARCEL NO.: 01-29-301-032

The parties of record before the Property Tax Appeal Board are MLIPO2, LLC, the appellant, by attorney Stephen C. Mills, of Mills Law Office, in Springfield, and the Cumberland 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 **Cumberland** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$2,059  
**IMPR.:** \$4,179  
**TOTAL:** \$6,238

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cumberland 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 one-story dwelling of frame construction with 960 square feet of living area. The dwelling was constructed "circa 1980." Features of the home include a full basement and central air conditioning. The property has a 10,842 square foot or approximately a .21-acre site and is located in Neoga, Cottonwood Township, Cumberland County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on May 9, 2016 for a price of \$19,500. The appellant completed Section IV – Recent Sale Data of the appeal petition reporting that the subject property was purchased from Federal Home Loan Mortgage Corporation, the parties to the transaction were not related, the property was advertised by a realtor for approximately two months through the internet. The property was sold in settlement of a foreclosure. In further support, the appellant provided a copy of the PTAX-203 Illinois Real

Estate Transfer Declaration reiterating the purchase price and depicting that the property was advertised prior to the Bank REO sale transaction. A copy of the Settlement Statement similarly reflects the purchase price, date of sale and depicts the distribution of broker's fees to two entities. Additionally, photographs of the interior of the property depict poor condition. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The appellant also submitted a copy of the decision of the board of review disclosing the subject property had a total assessment of \$19,222 reflecting a market value of \$60,088 or \$62.59 per square foot of living area, including land, when using the 2017 three-year average median level of assessment for Cumberland County of 31.99% as determined by the Illinois Department of Revenue.

Based on the foregoing evidence, the appellant requested the subject's assessment be reduced to reflect the purchase price.

The board of review did not submit its "Board of Review Notes on Appeal" nor any evidence in support of its assessed valuation of the subject property and was found to be in default by a letter issued on November 1, 2018.

### **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 only evidence of market value to be the purchase of the subject property in May 2016 for a price of \$19,500. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a realtor, the property had been advertised on the open market with the Multiple Listing Service and on the Internet and it had been on the market for two months. In further support of the transaction the appellant submitted a copy of the sales contract/settlement statement, the PTAX-203 Illinois Real Estate Transfer Declaration and photographs depicting poor condition.

The subject's assessment reflects a market value of \$60,088, including land, which is above the the recent purchase price and only market value evidence in this record. The board of review did not submit any evidence in support of its assessment of the subject property as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.40(a) & §1910.69(a). The Board has examined the evidence submitted by the appellant and finds that a reduction in the assessed valuation of the subject property to reflect the purchase price at the three year median level of assessment is warranted.

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.

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Chairman



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Member

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Member



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Member

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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: April 23, 2019



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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

MLIPO2, LLC, by attorney:  
Stephen C. Mills  
Mills Law Office  
206 South Sixth Street  
Springfield, IL 62701

COUNTY

Cumberland County Board of Review  
Cumberland County Office Building  
140 Courthouse Square  
Toledo, IL 62468