



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

APPELLANT: Joe & Jean Wilson  
DOCKET NO.: 17-05886.001-R-1  
PARCEL NO.: 14-2-15-24-04-401-049

The parties of record before the Property Tax Appeal Board are Joe & Jean Wilson, the appellants; and the Madison 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 **Madison** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$33,528  
**IMPR.:** \$104,793  
**TOTAL:** \$138,321

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 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 frame single-family dwelling that was constructed in 2006 and contains 2,472 square feet of living area. Features of the home include a full finished basement, central air conditioning, two fireplaces, and a three-car garage with 576 square feet of building area. The property has a 1.14-acre site and is located in Edwardsville Township, Madison County.

The appellants' appeal is based on overvaluation. In support of this argument, the appellant submitted an appraisal report with an estimated market value of \$415,500 as of November 9, 2017. The appraisal was prepared by Keith Beaumont, a State Certified Residential Real Estate Appraiser, and the property rights appraised were fee simple. The intended user was Consumer Health Care Federal Credit Union. The intended use of this summary appraisal was for the lender/client to evaluate the subject property for a mortgage finance transaction.

In estimating the market value, the appraiser developed both the cost approach and the sales comparison approach to value. Under the cost approach to value, the appraiser calculated the replacement cost new as \$416,014 for the subject property using calculation of \$103.00 per square foot.

Under the sales comparison approach to value, the appraiser utilized three comparable sales of properties located from .14 to 2.20 miles from the subject property. The appraiser noted that it is "not unusual for comparable sales in this market area to be farther than two miles" from the subject property. The comparables are described as one-story dwellings that were 11 to 14 years old and range in size from 2,419 to 2,639 square feet of living area. Each comparable has a full finished basement, central air conditioning, one or two fireplaces and a three-car garage. The comparables have sites ranging in size from 13,300 to 15,700 square feet of land area. The appraiser noted that the "subject lot area is larger than average for this neighborhood and could not be bracketed." The comparables sold from July to September 2017 for prices ranging from \$395,000 to \$430,000 or from \$151.57 to \$175.51 per square foot of living area, including land. After applying adjustments to the comparables for differences when compared to the subject, the adjusted values ranged from \$403,100 to \$435,000, the appraiser arrived at an opinion of market value of \$415,500 as of November 9, 2017. Based on the above evidence, the appellants requested a reduction in the subject's assessment to \$138,321.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$146,670. After reviewing the appellants' evidence, the board of review agreed to reduce the subject's assessment by the amount of increase caused by application of the equalization factor or to \$146,670.

The appellants were notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellants responded to the Property Tax Appeal Board by the established deadline rejecting the board of review's proposed assessment.

### **Conclusion of Law**

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the appellants submitted an appraisal while the board of review proposed a settlement reducing the 2017 assessment by the amount of the equalization factor. The appellants rejected the proposed settlement offer.

The Board gave little weight to the proposed offer made by the board of review as the board of review submitted no evidence to substantiate that the reduction in the assessment amount was reflective of the fair market value of the subject property nor did they submit any evidence to critique or refute the opinion value reached by appellants' appraiser.

The Board finds the best evidence of market value in the record to be opinion of value arrived at in the appraisal submitted by the appellants. The appraisal comparables are similar to the subject in design, dwelling size, age and most features. Although one comparable is located over two miles from the subject, the appraiser explained that this distance was not excessive in this market. The appraiser made adjustments to the comparables for differences from the subject and arrived at an opinion of value of \$415,500. In the absence of any evidence refuting the appraisers' opinion of value, the Board finds the subject's estimated market value as reflected by its assessment is not supported and a reduction in the subject's assessment commensurate with the appellants' request is 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



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: August 18, 2020



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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