



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

APPELLANT: Illinois Realty Group Holdings, LLC
DOCKET NO.: 17-06220.001-R-1
PARCEL NO.: 07-28-401-033

The parties of record before the Property Tax Appeal Board are Illinois Realty Group Holdings, LLC, the appellant, by Thomas Benedick, Attorney at Law in O'Fallon; and the Jefferson 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 **Jefferson** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$6,498
IMPR.: \$11,836
TOTAL: \$18,334

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Jefferson 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 brick exterior construction with 1,568 square feet of living area. The dwelling was constructed in 1972. Features of the home include a crawl space foundation, central air conditioning, and a garage containing 392 square feet of building area. The property has a 50,545-square foot site and is located in Mt. Vernon, Mt. Vernon, Township, Jefferson County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of three comparable sales located from 3.4 to 3.7 miles from the subject property. The parcels are improved with one-story single-family dwellings of brick exterior construction ranging in size from 936 to 2,598 square feet of living area and are situated on lots ranging in size from .17 of an acre to 7.5 acres of land area. The homes were built from 1960 to 1979. Two homes each feature a basement and one was built on a crawl space

foundation. Each dwelling also has central air conditioning and an attached 1-car garage. The comparables sold from May to December 2017 for prices ranging from \$48,500 to \$49,000 or from \$18.82 to \$51.82 per square foot of living area, including land. The appellant also submitted the property record card for the subject, along with property information sheets extracted from a real estate website. The appellant also submitted a final decision of the Jefferson County Board of Review disclosing the subject's land assessment of \$6,498, improvement assessment of \$17,734, and a total assessment of \$24,232. The subject's total assessment reflects a market value of approximately \$74,468 or \$47.49 per square foot of living area, land included, when applying the 2017 three-year average median level of assessment for Jefferson County of 32.54% as determined by the Illinois Department of Revenue.

Based on this evidence, the appellant requested that the subject's land assessment be reduced to \$2,334, improvement assessment to \$16,000, and a total assessment to \$18,334 which reflects an approximate market value of \$55,000 or \$35.08 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property. The Property Tax Appeal Board notified the Jefferson County Board of Review by a letter dated June 13, 2019 that they are found to be in default and will not be permitted to submit any evidence.

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 only evidence of market value before the Property Tax Appeal Board is the three comparable sales submitted by the appellant. The Board gave less weight to appellant's comparable #2 based on its larger dwelling size and larger land size, and also due to it receiving a preferential farmland assessment.

The Board finds the remaining two comparables to be similar to the subject in lot size, dwelling size, design, and most features. However, appellant's comparable #1 has a basement, dissimilar to the appellant's crawl space foundation, thus requiring a downward adjustment to make it more equivalent to the subject. The best comparables in this record sold in May and October 2017 for prices of \$48,500 and \$49,000 or for \$18.20 and \$20.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$74,468 or \$47.49 per square foot of living area, land included, which appears overvalued based on the best comparable sales in this record.

The Board finds that the appellant submitted no evidence of land sales in support of his contention for a reduced land assessment. Furthermore, the subject's higher land assessment

when compared to the two best comparable sales in the record is supported given the subject's much larger lot size relative to comparable sales #1 and #3.

After considering adjustments to the comparables for differences in some features, the Board finds that the subject is overvalued and, therefore, a reduction in the subject's total assessment commensurate with the appellant's request 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.



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: September 15, 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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APPELLANT

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COUNTY

Jefferson County Board of Review
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