



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

APPELLANT: Eric Verucchi  
DOCKET NO.: 18-04282.001-R-1  
PARCEL NO.: 18-27-400-015

The parties of record before the Property Tax Appeal Board are Eric Verucchi, the appellant; and the Bureau County Board of Review by attorneys Christopher E. Sherer and Bailey E. Felts of Giffin, Winning, Cohen & Bodewes, P.C., in Springfield.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***no change*** in the assessment of the property as established by the **Bureau** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$3,665  
**IMPR.:** \$48,143  
**TOTAL:** \$51,808

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Bureau County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2018 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 is improved with a split-level single-family dwelling with a vinyl and brick exterior containing 2,281 square feet of living area. The dwelling was built in 1979. Features of the home include a partial unfinished basement, central air conditioning, and an integral two-car garage. The property also has a detached three-car garage with 912 square feet of building area and an 1,824 square foot concrete driveway constructed in 2016. The property has a 1.06 acre or approximately 46,170 square foot site and is located in Spring Valley, Hall Township, Bureau County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with split-level style dwellings with vinyl siding ranging in size from 2,200 to 2,434 square feet of living area. The appellant indicated the comparables range in age from 16 to 41 years old. Each comparable has

a partial finished basement, central air conditioning, and either a two-car or three-car garage. Two comparables each have one fireplace. The comparables have sites ranging in size from approximately 8,250 to 13,692 square feet of land area. The sales occurred from October 2015 to September 2017 for prices ranging from \$110,000 to \$136,000 or from \$50.00 to \$56.67 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$40,666, which reflects a market value of approximately \$122,010 or \$53.50 per square foot of living area, inclusive of the land, rounded, when applying the statutory level of assessments.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$51,808. The subject's assessment reflects a market value of \$157,137 or \$68.89 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Bureau County of 32.97% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with a two-story dwelling, a part two-story and part one-story dwelling, and two bi-level style dwellings of vinyl or brick and vinyl exterior construction ranging in size from 1,688 to 2,242 square feet of living area. The homes were built from 1978 to 1994. Two comparables have basements, each property has central air conditioning, and each property has an attached or integral garage ranging in size from 528 to 576 square feet of building area. These properties have sites ranging in size from .21 to .36 acres or from approximately 10,890 to 15,680 square feet of land area. The comparables are located from approximately .3 to 2.31 miles of the subject property. The sales occurred from March 2016 to December 2018 for prices ranging from \$127,000 to \$152,000 or from \$56.80 to \$78.20 per square foot of living area, inclusive of the land. The board of review provided copies of the property record cards for the subject and each comparable. The property record cards did not depict any of the comparables having an additional garage as does the subject property.

The board of review also submitted a cost approach to value estimating the subject property had a market value of \$167,746.

The board of review requested no change be made to the subject's assessment.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be comparables sales #2 and #3 submitted by the appellant and comparables #2 and #4 submitted by the board of review. These comparables are improved with homes that are most similar to the subject in style, size and features. Each comparable is inferior to the subject in land area and the lack of the additional

three-car garage the subject property has, which would require upward adjustments to the comparables' purchase prices to make them more equivalent to the subject property. Nevertheless, these comparables sold for prices ranging from \$127,000 to \$136,000 or from \$52.18 to \$71.43 per square foot of living area, including land. The subject's assessment reflects a market value of \$157,137 or \$68.89 per square foot of living area, including land, which is above the overall price range but within the range established by the best comparable sales in this record on a square foot basis. The Board finds the subject's overall higher value in relation to the best comparables is justified when considering the property's larger site and the additional 912 square foot detached three-car garage with an 1,824 square foot concrete driveway built in 2016. The Board also finds the subject's assessment is supported by the cost approach submitted by the board of review. Less weight is given the appellant's comparable sale #1 due to the date of sale in 2015, not as proximate in time to the assessment date at issue as the best sales found herein. Less weight is given board of review sales #1 and #3 due to their differences from the subject dwelling in style. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction in the subject's assessment is not 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: March 16, 2021



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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