



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

APPELLANT: Carlinville National Bank
DOCKET NO.: 18-05398.001-C-1
PARCEL NO.: 12-000-903-00

The parties of record before the Property Tax Appeal Board are Carlinville National Bank, the appellant, by Robert W. McQuellon III, Attorney at Law, in Peoria; and the Macoupin County Board of Review.

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 **Macoupin** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$12,755
IMPR.: \$61,479
TOTAL: \$74,234

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Macoupin 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 consists of a one-story building of brick construction that was built in the "1850's." The building contains 2,640¹ square feet of building area and is used as a banking facility. The subject has a 5,400 square foot site. The subject property is located in Carlinville Township, Macoupin County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted five suggested comparable sales of banking facilities located in Hillsboro, Chenoa, East Peoria, Springfield and Bloomington, Illinois. The comparables consist of one-story or two-story buildings of brick or stone construction that range in size from 3,286 to 11,576

¹The parties misidentified the subject's building size as containing 5,202 square feet of building area but stipulated to a correct building size of 2,640 square feet of building area for the Board to issue a decision based on the evidence in the record with a hearing.

square feet of building. Three comparable were built from 1889 and 1973 while the age of two comparables was not disclosed. The improvements are situated on sites that range in size from 5,227 to 51,401 square feet of land area. The comparables sold from April 2015 to December 2016 for prices ranging from \$106,000 to \$1,001,001 or from \$10.19 to \$194.47 per square foot of building area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$39,456, which reflects an estimate market value of \$118,380 or \$44.84 per square foot of building area including land.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$74,234 was disclosed. The subject's assessment reflects an estimated market value of \$223,059 or \$84.49 per square foot of building area including land using Macoupin County's 2018 three-year average median level of assessments of 33.28%.

In support of the subject assessment, the board of review "agreed" to the same five comparable sales as presented by the appellant. The board of review contends "The appellant's use of a median value of \$49.32 is simply the middle figure of five; add or subtract to the number of sales and this value changes. The five sales are nowhere close to the number needed for a sales ratio analysis, and the evidence presented by the appellant is not an appraisal." The board of review argued the evidence submitted supports the current assessment, and not change should be made.

Conclusion of Law

The taxpayer argued 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). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is warranted.

The appellant and the board of review submitted the same five comparable sales to support their respective positions of market value before the Board. Both parties comparables have varying degrees of similarity and dissimilarity when compared to the subject in location, design, age, and building size. The suggested comparables sold from April 2015 to December 2016 for wide ranging prices from \$106,000 to \$1,001,001 or from \$10.19 to \$194.47 per square foot of building area including land. The subject's assessment reflects an estimated market value of \$223,059 or \$84.49, which falls within the range established by the only five comparable sales contained in the record. After considering the multiple upward and downward adjustments to the comparables for differences to the subject in location, design, age, and building size, the Board finds the subject's estimated market value as reflected by its assessment is supported and no reduction 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: March 21, 2023



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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COUNTY

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