



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

APPELLANT: Jesse Young
DOCKET NO.: 19-00101.001-R-1
PARCEL NO.: 08-18-188-002

The parties of record before the Property Tax Appeal Board are Jesse Young, the appellant and the Franklin 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 **Franklin** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$2,240
IMPR.: \$5,927
TOTAL: \$8,167

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Franklin County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2019 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 exterior construction with 1,178 square feet of living area. The dwelling was constructed in 1935. Features of the home include a partial basement, central air conditioning and a one-car garage. The property has a 3,604 square foot site and is located in Benton, Benton Township, Franklin County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant reported a sale of the subject property on February 15, 2019 for a price of \$21,000. The appellant did not provide the seller's name. The appellant indicated on the appeal that the parties to the transaction were not related, the property was advertised through a real estate agency and had been marketed for 30 days. The appellant further indicated that \$1,000 was spent in renovations prior to occupancy on April 1, 2019.

In further support of the overvaluation claim, the appellant submitted an appraisal estimating the subject property had a market value of \$24,500 as of January 25, 2019. The appraisal was prepared by Lisa A. Filson, an Illinois Certified Real Estate Appraiser. The report was prepared for a purchase transaction. The appraiser reported the owner of record was JP Morgan Chase Bank, NA. The appraiser also disclosed the subject had a prior transfer of ownership in November 2018 by a Sheriff's Deed. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value using three sales located in Benton that sold for prices ranging from \$25,000 to \$28,000.

The appellant also submitted a copy of the decision of the board of review disclosing the subject property had a total assessment of \$13,135 reflecting a market value of \$39,456 or \$33.49 per square foot of living area, including land, when using the 2019 three-year average median level of assessment for Franklin County of 33.29%.

The appellant requested the subject's assessment be reduced to \$8,167.

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.

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.

Initially, the Board finds the appellant submitted no substantive documentary evidence to support the purported recent purchase price of the subject property as required.

However, the Board finds the only evidence of market value in the record to be the appraisal submitted by the appellant estimating the subject had a market value of \$24,500 as of January 25, 2019. The subject's assessment reflects a market value of \$39,456, which is above the appraised value presented by the appellant. 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 commensurate with the appellant's 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: July 20, 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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APPELLANT

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COUNTY

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