



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

APPELLANT: Jordan Phil & Heidi Harrop  
DOCKET NO.: 19-01324.001-R-1  
PARCEL NO.: 01-01-000-431

The parties of record before the Property Tax Appeal Board are Jordan Phil & Heidi Harrop, the appellants and the Hancock 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 **Hancock** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$1,820  
**IMPR.:** \$3,790  
**TOTAL:** \$5,610

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants timely filed the appeal from a decision of the Hancock 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 vinyl siding exterior construction with 1,000 square feet of living area. The dwelling is approximately 66 years old. Features of the home include a part concrete slab and a part crawl space foundation, central air conditioning, a one-car attached garage and a one-car attached carport. The property has a 17,820 square foot site and is located in Nauvoo, Nauvoo Township, Hancock County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted an appraisal estimating the subject property had a market value of \$16,800 as of February 7, 2020. The appraisal was prepared by Daniel Woodrow, an Illinois Associate Real Estate Trainee Appraiser and Tracy R. Pierce, an Illinois Certified Real Estate Appraiser. The property rights appraised were fee simple and the appraisal was prepared to establish market value for tax appeal purposes.

The appraisers noted that on the day of inspection the property was in poor condition and not deemed inhabitable. There were numerous areas of water damage; floor coverings were in poor condition and damaged; no updates in at least 25 years; unknown if plumbing and electrical service are in working order as the utilities were turned off at the time of inspection; exterior of house and roof were in fair condition; windows were believed to be original to the house; and the vinyl siding was mostly in average condition, but the north side of the house was covered in mold/rot. The appraisers included a picture addendum in the appraisal report.

The appraisers reported the subject was purchased by the current owner at auction on November 21, 2019 for a price of \$7,750. In estimating the market value of the subject property, the appraisers developed the sales comparison approach to value using three sales located in either Carthage or Nauvoo that sold from February to December 2019 for prices ranging from \$23,000 to \$41,900. The appraisers noted that it was very difficult to find truly comparable sales due to the subject's condition and location. The appraisers concluded that the subject property had an estimated market value of \$16,800 as of February 7, 2020.

The appellants also submitted a copy of the decision of the board of review disclosing the subject property had a total assessment of \$15,352 reflecting a market value of \$45,978 or \$45.98 per square foot of living area, including land, when using the 2019 three-year average median level of assessment for Hancock County of 33.39%. The appellants requested the subject's assessment be reduced to \$5,599.

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 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 only evidence of market value in the record to be the appraisal submitted by the appellants estimating the subject had a market value of \$16,800 as of February 7, 2020. The subject's assessment reflects a market value of \$45,978, which is above the appraised value presented by the appellants. 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 appellants and finds the subject property had a market value of \$16,800 as of the assessment date at issue. Since market value has been determined the 2019 three-year average median level of assessment for Hancock County of 33.39% shall apply. 86 Ill.Admin.Code §1910.50(c)(1).

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 24, 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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