



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

APPELLANT: Stephen Hamlin
DOCKET NO.: 19-02689.001-R-1
PARCEL NO.: 02-13-406-009

The parties of record before the Property Tax Appeal Board are Stephen Hamlin, the appellant; and the Williamson 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 **Williamson** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$2,300
IMPR.: \$61,466
TOTAL: \$63,766

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Williamson 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 1-story, 4-unit apartment building of vinyl siding exterior construction with each unit containing 855 square feet of living area for a total of 3,888 square feet of living area for the entire building. The building was constructed in 2018 on a concrete slab foundation. Features of each unit include central air conditioning. The property has an approximately 9,000 square foot site and is located in Johnston City, Williamson County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$191,300 as of April 23, 2019. The appraisal was prepared by James W. Butler, a Certified Residential Real Estate Appraiser and the property rights appraised were fee simple. The intended use of this appraisal was to develop a market value opinion of the subject property for a mortgage finance transaction. In estimating the market value of the subject property, the appraiser developed the income approach, cost approach, and the sales comparison approach to value.

Under the income approach to value, the appraiser utilized data from three comparable rentals located within 8.8 miles from the subject property. The comparables consist of one 4-unit apartment building and two, 2-unit buildings with each unit ranging in size from 720 to 800 square feet of living area. After analyzing the lease information from public sources, the appraiser multiplied the gross monthly rent of \$2,475 by the average gross rent multiplier (GRM) of 68.67 to arrive at an estimated market value for the subject of \$169,958 under the income approach to value.

Next, the appraiser utilized the sales comparison approach to value by examining the data on three comparable sales. The comparables consist of one 4-unit apartment building and two, 2-unit buildings ranging in size from 1,440 to 3,200 square feet of total living area and ranging in age from 24 to 47 years old. The comparables have sites ranging from 5,950 to 10,000 square feet of land area. The comparables sold from December 2017 to November 2018 for prices ranging from \$88,000 to \$96,500 or from \$29.69 to \$67.01 per square foot of gross living area, land included. After adjusting for factors such as site size, number of units, location, age, and parking ports, the appraiser arrived at an estimated market value for the subject of \$191,300 under the sales comparison approach to value.

Using the cost approach to value, the appraiser first noted that there was no deferred maintenance observed as the subject was only 1 year old. As there were no recent land sales found, the land value was based on information from various public records and sources such as the county assessor's office, local real estate agents, and data from trade publications. Under the cost approach to value, the appraiser estimated the subject property had an estimated market value of \$264,370.

In reconciling the three approaches to value, the appraiser gave most weight to the sales comparison approach to value to arrive at an estimated market value of \$191,300 or \$49.20 per square foot of gross living area, land included, as of April 23, 2019.

The appellant's submission included a copy of the Williamson County "Board of Review Final Decision" disclosing that the subject has a total assessment of \$69,360. The subject's assessment reflects a market value of \$211,206 or \$54.32 per square foot of living area, land included, when using the 2019 three-year average median level of assessment for Williamson County of 32.84% as determined by the Illinois Department of Revenue.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$63,766, to approximately reflect the appraised value.

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 and was found to be in default by letter from the Property Tax Appeal Board dated April 29, 2021.

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 Board finds the board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the evidence submitted by the appellant as required by Section 1910.40(a) of the Rules of the Property Tax Appeal Board and is in default pursuant to Section 1910.69(a) of the Rules of the Board. (86 Ill.Admin.Code §1910.40(a); 1910.69(a)).

The Board finds the only evidence of market value in this record to be the appraisal report submitted by the appellant estimating the market value of the subject property of \$191,300 or \$49.20 per square foot of gross living area, land included. The subject's assessment reflects a market value of \$211,206 or \$54.32 per square foot of gross living area which is above the only evidence of market value in the record. On this record, the Board finds the subject property had a market value of \$191,300 or \$49.20 per square foot of living area, land included, as of the January 1, 2019, the assessment date at issue. Since market value has been established, the 2019 three-year average median level of assessments for Williamson County of 32.84% as determined by the Illinois Department of Revenue 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: September 20, 2022



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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Williamson County Courthouse
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