



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

APPELLANT: Brett Frye  
DOCKET NO.: 19-09256.001-C-1  
PARCEL NO.: 15-49-419-006

The parties of record before the Property Tax Appeal Board are Brett Frye, the appellant, by Duane Berkland, Attorney at Law in Ottawa; and the LaSalle 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 **LaSalle** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$2,900  
**IMPR.:** \$11,419  
**TOTAL:** \$14,319

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the LaSalle 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 is part of a contiguous 5-parcel tract which makes up Bowl-Rite Lanes. The subject parcel under appeal reflects 897 square feet of building area containing the east two lanes of a six-lane bowling alley and bar operation. The subject property is a one-story building of brick exterior construction built in approximately 1930. The property includes two automatic pinsetters and an 80' x 30' gravel parking lot.<sup>1</sup> The property has an approximately 2,900 square foot site and is located on Main Street in Marseilles, Rutland Township, LaSalle County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located on Main Street in Marseilles like the subject property. The

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<sup>1</sup> The Board finds the best description of the subject property was presented in the subject's property record card and commentary submitted by the board of review.

comparables are improved with one-story buildings of frame or brick exterior construction<sup>2</sup> which have either a retail or office functional use. The buildings range in size from 800 to 1,875 square feet of building area and were built from 1881 to 1937. Comparable #1 features a 324 square foot garage. The comparables have improvement assessments that range from \$5,267 to \$18,031 or from \$6.58 to \$9.62 per square foot of building area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$7,100 or \$7.92 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$14,319. The subject has an improvement assessment of \$11,419 or \$12.73 per square foot of building area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located on Main Street in Marseilles like the subject. The comparables are improved with one-story buildings of brick exterior construction that range in size from 1,320 to 1,875 square feet of building area that were built from 1886 to 1909 and have either a restaurant or office functional use. The comparables have improvement assessments that range from \$16,566 to \$50,055 or from \$9.92 to \$13.37 per square foot of building area.

The board of review submitted comments stating all commercial and industrial properties within the community of Marseilles had been re-assessed in 2019. It reported the subject's two automatic pinsetters have been estimated to add \$7,500 each to value, based on Marshall Valuation Services cost data and after applying an estimated depreciation of 89.7% for the subject. Given its analysis of both parties' comparables and after taking into consideration the estimated value of automatic pinsetters, the board of review concluded that the subject building is under assessed. Based on the evidence, the board of review requested the subject's improvement assessment be increased to \$12,872 reflecting a per square foot assessment of \$14.35.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity, and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven equity comparables for the Board's consideration. The comparables are all commercial properties with a similar location on Main Street in the subject's market area, however, they have varying degrees of similarity to the subject in functional use, age, building size and features. These comparables have improvement assessments that range from \$5,267 to \$50,055 or from \$6.58 to \$13.37 per square foot of building area. The subject's improvement

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<sup>2</sup> Exterior construction material for the appellant's comparables was submitted by the board of review

assessment of \$11,419 or \$12.73 per square foot of building area falls within the range established by the comparables in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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:

August 23, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Brett Frye, by attorney:  
Duane Berkland  
Attorney at Law  
218 W. Madison  
Ottawa, IL 61350

COUNTY

LaSalle County Board of Review  
LaSalle County Government Center  
707 Etna Road  
Ottawa, IL 61350