



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

APPELLANT: Thomas Riordan
DOCKET NO.: 19-09276.001-R-1
PARCEL NO.: 17-17-253-006

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

LAND: \$5,835
IMPR.: \$12,535
TOTAL: \$18,370

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 consists of a 1.5-story dwelling of frame and slate exterior construction with 1,749 square feet of living area. The dwelling was constructed in 1895. Features of the home include a basement, central air conditioning, and a 3-car garage. The property has an approximately 7,800 square foot site¹ and is located in Peru, Peru Township, LaSalle County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales. The parcels range in size from 2,875 to 9,583 square feet of land area² and are improved with 1.5-story or 2-story homes³ of

¹ The parties differ regarding the subject's lot size. The Board finds the best evidence of the subject's lot size is found in its property record card presented by the board of review, which describes a 60 foot x 130 foot or 7,800 square foot lot.

² The parties differ regarding the lot sizes of these comparables. The Board finds the best evidence of these comparables' lot sizes is found in their property record cards presented by the board of review.

aluminum siding, vinyl siding, or stucco exterior construction ranging in size from 1,676 to 1,831 square feet of living area. The homes were built from 1890 to 1905. Each home has a basement. Two comparables each have a 2-car garage. The comparables sold from April to November 2018 for prices ranging from \$38,000 to \$45,100 or from \$22.67 to \$25.00 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment to \$15,000 which would reflect a market value of \$45,005 or \$25.73 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,500. The subject's assessment reflects a market value of \$73,353 or \$41.94 per square foot of living area, land included, when using the 2019 three year average median level of assessment for LaSalle County of 33.40% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales, together with maps showing the locations of both parties' comparables in relation to the subject and property record cards for the parties' comparables. The board of review also presented notes asserting that the appellant's comparable #1 has an inferior condition to the subject and the appellant's comparable #2 is a 2-story home compared to the subject 1.5-story home.

The board of review's comparables have sites ranging from 2,958 to 9,375 square feet of land area and are improved with 1.5-story homes of vinyl siding or stucco exterior construction ranging in size from 1,188 to 1,826 square feet of living area. The dwelling were built from 1924 to 1951. Each home has a basement, central air conditioning, and a garage ranging in size from 252 to 480 square feet of building area. Two homes each have a fireplace. Comparable #1 has finished attic area. The comparables sold from November 2018 to July 2019 for prices ranging from \$70,000 to \$136,000 or from \$46.73 to \$74.49 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

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 record contains a total of six comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #3, due to its much smaller lot size than the subject and its lack of a garage which the subject features. The Board gives less weight to the

³ The parties differ regarding the design of comparable #2. The Board finds the best evidence of this property's design is found in its property record card presented by the board of review, which contains a sketch of this property.

board of review's comparables, due to significant differences from the subject in lot size, dwelling size, age, and/or finished attic area.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2, which are similar to the subject in dwelling size, age, and some features. These most similar comparables sold in August and November 2018 for prices of \$45,000 and \$45,100 or \$25.00 and \$24.63 per square foot of living area, including land. The subject's assessment reflects a market value of \$73,353 or \$41.94 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment 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 19, 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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