



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

APPELLANT: Eric & Michelle Soderholm
DOCKET NO.: 19-09287.001-R-1
PARCEL NO.: 17-17-253-007

The parties of record before the Property Tax Appeal Board are Eric & Michelle Soderholm, the appellants; 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: \$5,835
IMPR.: \$37,299
TOTAL: \$43,134

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 with vinyl siding exterior construction containing 1,638 square feet of living area. The dwelling was constructed in 1914. Features of the home include a full unfinished basement, central air conditioning and a detached 2-car garage with 308 square feet of building area. The property has a .17 of an acre or approximately 6,500 square foot site and is located in Peru, Peru Township, LaSalle County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on three comparable sales that are located in Peru. The comparables have sites ranging in size from 4,095 to 7,560 square feet of land area that are improved with 1.5-story dwellings containing from 1,510 to 1,640 square feet of living area. The dwellings were built from 1890 to 1941. The comparables have full unfinished basements and central air conditioning. One comparable has a fireplace and two comparables have either a 2-car or a 3-car garage. The comparables sold in February or May 2018 for prices ranging from

\$97,500 to \$117,000 or from \$60.33 to \$71.34 per square foot of living area, including land. Based on this evidence the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,134. The subject's assessment reflects a market value of \$129,144 or \$78.84 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 that are located in Peru. The comparables have sites ranging in size from 3,920 to 7,405 square feet of land area that are improved with 1.5-story dwellings containing from 1,613 to 1,701 square feet of living area. The dwellings were built from 1914 to 1954. The comparables have full basements, one of which has finished area, and central air conditioning. One comparable has a fireplace and each comparables has a garage ranging in size from 240 to 480 square feet of building area. The comparables sold from May 2016 to October 2018 for prices ranging from \$127,900 to \$140,000 or from \$75.19 to \$86.79 per square foot of living area, including land. The board of review argued the appellants reported incorrect dwelling sizes for comparables #1 and #2, which would change the per square foot market values to \$55.77 and \$71.47 per square foot of living area, including land. The board of review submitted the comparables' Property Record Cards (PRC's), which included a schematic diagram of the comparables' improvements. Based on this evidence the board of review requested confirmation of the subject's assessment.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of six comparable sales for the Board's consideration. The Board gives less weight to the appellants' comparable #2 due to its lack of a garage, when compared to the subject. The Board also gives less weight to the board of review's comparables #1 and #2 due to their finished basement area, unlike the subject, or their sale date occurring greater than 25 months prior to the January 1, 2019 assessment date at issue. The Board finds the parties' remaining comparables have varying degrees of similarity to the subject and also sold proximate to the January 1, 2019 assessment date at issue. The best comparables sold from February 2018 to November 2019 for prices ranging from \$97,500 to \$138,500 or from \$55.77 to \$85.86 per square foot of living area, including land. The subject's assessment reflects a market value of \$129,144 or \$78.84 per square foot of living area, including land, which falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record the Board finds 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: 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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