



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

APPELLANT: Latanya Hayes
DOCKET NO.: 19-09320.001-R-1
PARCEL NO.: 22-03.0-306-021

The parties of record before the Property Tax Appeal Board are Latanya Hayes, the appellant(s); and the Sangamon 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 **Sangamon** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 3,395
IMPR.: \$15,771
TOTAL: \$19,166

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from an equalization decision of the Sangamon 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 single-family dwelling of stucco exterior construction with 1,039 square feet of living area.¹ The dwelling was approximately 94 years old. Features of the home include a full basement with finished area, central air conditioning, a fireplace (inoperable) and built-in one-car garage. The property has a 4,384 square foot site and is located in Springfield, Capital Township, Sangamon County.

The appellant in this appeal submitted documentation to demonstrate that the subject property was being overvalued. In support of this argument, the appellant submitted an appraisal with an

¹ Descriptive information for the subject was drawn primarily from the appellant's appraisal report with some confirmation from the board of review "Assessment Calculation Report." The board of review failed to provide a copy of the subject's property record card as required by the procedural rules (86 Ill.Admin.Code §1910.40(a)).

opinion of market value as of April 8, 2019 of \$50,000, including land. The evidence further revealed that the appellant filed the appeal directly to the Property Tax Appeal Board following receipt of the notice of an equalization factor of 1.0049 for a new total assessment increase from \$19,166 to \$19,260.

Based on this evidence, the appellant requested an assessment reduction to the pre-equalized assessment total of \$19,166.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final equalized assessment of \$19,260 was disclosed, which reflects a market value of approximately \$57,780 as set forth on the notice.

As part of the "Board of Review Notes on Appeal" the board of review reported "appellant did not file a complaint with [the] Sangamon County Board of Review for 2019." Based on the foregoing assertion, the board of review requested confirmation of the subject's equalized assessment.

Conclusion of Law

The appellant argues the subject property was overvalued. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179, 183, 728 N.E.2d 1256 (2nd Dist. 2000). The Board finds the appellant has met this burden of proof and a reduction in the subject's assessment is warranted although the relief available is limited.

The appellant submitted an appraisal report estimating the subject property has a fair market value of \$50,000 as of April 8, 2019. The board of review did not submit any market value 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 nor refute the value conclusion contained within the appellant's appraisal evidence.

The Property Tax Appeal Board finds the appellant submitted the best and only evidence of the subject property's fair cash value. The Board finds subject's assessment reflects an estimated market value of approximately \$57,780, which is higher than the appraised value conclusion of \$50,000 submitted by the appellant. Therefore, a reduction in the subject's assessment is warranted. However, the record indicates that the appellant appealed the assessment directly to the Property Tax Appeal Board based on notice of a township equalization factor issued by the board of review. Since the appeal was filed after notification of an equalization factor, the amount of relief that the Property Tax Appeal Board may grant is limited.

Section 1910.60(a) of the rules of the Property Tax Appeal Board states in part:

If the taxpayer or owner of property files a petition within 30 days after the postmark date of the written notice of the application of final, adopted township equalization factors, the relief the Property Tax Appeal Board may grant is

limited to the amount of the increase caused by the application of the township equalization factor. 86 Ill.Admin.Code §1910.60(a).

Additionally, section 16-180 of the Property Tax Code (35 ILCS 200/16-180) provides in pertinent part:

Where no complaint has been made to the board of review of the county where the property is located and the appeal is based solely on the effect of an equalization factor assigned to all property or to a class of property by the board of review, the Property Tax Appeal Board may not grant a reduction in the assessment greater than the amount that was added as the result of the equalization factor.

These provisions mean that where a taxpayer files an appeal directly to the Property Tax Appeal Board after notice of application of an equalization factor, the Board cannot grant an assessment reduction greater than the amount of increase caused by the equalization factor. Villa Retirement Apartments, Inc. v. Property Tax Appeal Board, 302 Ill.App.3d 745, 753 (4th Dist. 1999). Based on a review of the evidence contained in the record, the Property Tax Appeal Board finds a reduction in the assessment of the subject property is supported. However, the reduction is limited to the increase in the assessment caused by the application of the equalization factor.

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

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:

May 18, 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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