



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

APPELLANT: Ian King
DOCKET NO.: 20-05816.001-R-1
PARCEL NO.: 07-12-206-005

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

LAND: \$36,491
IMPR.: \$63,509
TOTAL: \$100,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the McLean County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2020 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 dwelling of wood siding exterior construction with 1,344 square feet of living area.¹ The dwelling was constructed in 1944 and is approximately 76 years old. Features of the home include central air conditioning, a fireplace, and a 420 square foot garage. The property has a 14,375 square foot site and is located in Hudson, Hudson Township, McLean County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located within 0.50 of a mile from the subject. The parcels range in size from 8,276 to 16,553 square feet of land area and are improved with 1-story or 1.5-story homes of wood siding exterior construction ranging in size from 1,016 to 1,808 square feet of living area. The dwellings range in age from 35 to 76 years old. Two homes are each reported to have a basement with finished area. Each home has central

¹ All details of the subject property have been drawn from the appellant's submission.

air conditioning and a fireplace. Three comparables each have a garage ranging in size from 480 to 528 square feet of building area. The comparables sold from April to July 2020 for prices ranging from \$130,000 to \$300,000 or from \$127.95 to \$266.61 per square foot of living area, including land.

The appellant presented a spreadsheet entitled "Lake Bloomington Lake Front Lot 2020 Transfers," which lists twelve sales occurring in 2020, including the four comparable sales described above. With respect to the remaining eight sales contained in this spreadsheet, the appellant did not submit any descriptive information regarding these properties in order for the Board to conduct a meaningful comparison of these properties with the subject, and thus, the Board shall not further consider these eight sales.

The appellant submitted a brief asserting that the subject is a lakefront lot on Lake Bloomington and that the comparables are also lakefront lots on Lake Bloomington; however, some of these comparables are located across the lake in a different township than the subject. The appellant stated that market values on the other side of the lake from the subject are much higher. The appellant contended that the comparables demonstrate that lakefront properties are assessed higher than their sale prices.

The appellant submitted assessment information for the four comparables and for a fifth property which was not presented in the appellant's grid analysis.

The appellant also submitted a copy of the decision of the board of review disclosing the subject property had a total assessment of \$119,178 reflecting a market value of \$358,322 or \$266.61 per square foot of living area, including land, when using the 2020 three-year average median level of assessment for McLean County of 33.26% as determined by the Illinois Department of Revenue.

Based on this evidence the appellant requested a reduction in the subject's assessment to \$100,000 which would reflect a market value of \$300,030 or \$223.24 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

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 a letter issued on September 2, 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 only evidence of market value to be the four comparable sales submitted by the appellant, which have varying degrees of similarity to the subject. Three comparables differ

significantly from the subject in dwelling size; two comparables each have a basement with finished area unlike the subject; one comparable lacks a garage that is a feature of the subject; and one comparable is a substantially newer home than the subject dwelling. Accordingly, adjustments to the comparables would be needed for these differences to make them more equivalent to the subject. The comparables sold from April to July 2020 for prices ranging from \$130,000 to \$300,000 or from \$127.95 to \$266.61 per square foot of living area, including land. The subject's assessment reflects a market value of \$358,322 or \$266.61 per square foot of living area, including land, which is above the range established by the comparables in terms of total market value and within the range on a price per square foot basis. Based on this evidence and after considering appropriate adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment is justified.

The board of review did not submit any 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 and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.40(a) & §1910.69(a). The Board has examined the evidence submitted by the appellant and finds that a reduction in the assessed valuation of the subject property commensurate with the appellant's request is warranted.

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: February 21, 2023



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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