



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

APPELLANT: David Sbarbaro
DOCKET NO.: 20-07459.001-R-1
PARCEL NO.: 03-29.0-301-050

The parties of record before the Property Tax Appeal Board are David Sbarbaro, the appellant; and the St. Clair 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 **St. Clair** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$2,844
IMPR.: \$26,509
TOTAL: \$29,353

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the St. Clair 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 brick exterior construction with 1,140 square feet of living area. The dwelling was constructed in 1946 with an effective age of 1995. Features of the home include a full basement, central air conditioning, a fireplace, and a one-car garage and carport. The property has a .23-acre site and is located in Fairview Heights, Caseyville Township, St. Clair 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 comparables consist of 1-story or 1.5-story dwellings with two having brick or wood siding exterior construction. Comparable #3 is a mobile home. The comparables range in size from 1,040 to 1,400 square feet of living area. The homes were built from 1936 to 1998. Each dwelling has central air conditioning. Comparables #1 and #2 each have a full basement and a garage containing either 75 or 20 square feet of building area. Comparable #3 has a fireplace. The appellant's grid did not contain parcel

size data. The comparables sold from January to May 2020 for prices ranging from \$25,000 to \$50,000 or from \$24.04 to \$37.65 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$26,333.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$29,353. The subject's assessment reflects a market value of \$90,123 or \$79.06 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for St. Clair County of 32.57% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on six comparable sales presented in two grids. For ease of reference, the Board has renumbered the comparables in the second grid as comparables #5 and #6. The comparables consist of one-story dwellings of brick exterior construction ranging in size from 1,040 to 1,460 square feet of living area. Each dwelling was built in 1995, has central air conditioning, and a full basement. Four comparables each have a fireplace and three comparables have a garage ranging in size from 336 to 484 square feet of building area. Board of review comparable #6 has a one-car basement garage. The board of review provided parcel size data for four of the comparables. Those parcels range in size from .24 to 1.47 acres of land area. The comparables sold from June 2017 to July 2020 for prices ranging from \$90,000 to \$141,000 or from \$79.76 to \$115.13 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of nine comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight appellants' comparable #3 due to its dissimilar mobile home design when compared to the subject. The Board also gives reduced weight to board of review comparables #1 through #4 and #6 due to their less proximate sale dates for valuation as of January 1, 2020.

The Board finds the best evidence of market value to be the appellants' comparables #1 and #2 along with board of review comparable sale #5 which sold more proximate to the January 1, 2020 lien date. These most similar comparables sold for prices ranging from \$25,000 to \$125,000 or from \$24.04 to \$93.01 per square foot of living area, including land. The subject's assessment reflects a market value of \$90,123 or \$79.06 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments for differences, 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:

November 22, 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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