



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

APPELLANT: Illinois Realty Group Holdings, LLC
DOCKET NO.: 20-08735.001-R-1
PARCEL NO.: 07-28-401-033

The parties of record before the Property Tax Appeal Board are Illinois Realty Group Holdings, LLC, the appellant, by Thomas Benedick, Attorney at Law in O'Fallon; and the Jefferson 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 **Jefferson** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$6,498
IMPR.: \$4,793
TOTAL: \$11,291

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Jefferson 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 1,568 square feet of living area.¹ The dwelling was constructed in 1972. Features of the home include a crawl-space foundation, central air conditioning and an attached 1-car garage. The property has a 50,545 square foot site and is located in Mt. Vernon, Mt. Vernon Township, Jefferson County

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales that are located in Mt. Vernon. Three comparables have sites ranging in size from 8,001 to 24,394 square feet of land area. The comparables are improved with 1-story dwellings of frame or frame and brick exterior construction ranging in size from 900 to 1,140 square feet of living area. The dwellings were

¹ The Board finds the only evidence of the subject's features was submitted by the appellant.

built from 1940 to 1950 and have central air conditioning. One comparable has a 2-car garage, one comparable has a 1-car garage, and two comparables have a carport. The comparables sold from February 2020 to May 2021 for prices ranging from \$16,000 to \$24,000 or from \$14.03 to \$24.49 per square foot of living area, including land.

Based on this evidence the appellant requested the subject's assessment be reduced to \$8,000, which reflects a market value of \$24,002 or \$15.31 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

The appellant disclosed the subject has a total assessment of \$18,334. The subject's assessment reflects a market value of \$56,832 or \$36.24 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Jefferson County of 32.26% as determined by the Illinois Department of Revenue.

The board of review did not timely submit any evidence in support of the assessment of the subject property or to refute the appellant's argument 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)).

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 comparable sales submitted by the appellant. The appellant's comparables are similar to the subject in location, dwelling style and some features. However, each of the appellant's comparables has a considerably smaller site when compared to the subject. In addition, each of the appellant's comparables has a considerably smaller dwelling, when compared to the subject, albeit each has an older dwelling when compared to the subject. Nevertheless, the appellant's comparables sold from February 2020 to May 2021 for prices ranging from \$16,000 to \$24,000 or from \$14.03 to \$24.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$56,832 or \$36.24 per square foot of living area, land included, which falls above the range established by the comparable sales in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Based on this evidence 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 18, 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

State of Illinois
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APPELLANT

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COUNTY

Jefferson County Board of Review
Jefferson County Courthouse
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