



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

APPELLANT: Josephine Bailey
DOCKET NO.: 20-08781.001-R-1
PARCEL NO.: 07-36-102-039-000

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

LAND: \$12,890
IMPR.: \$50,933
TOTAL: \$63,823

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Monroe 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 one-story dwelling of frame exterior construction with 1,504 square feet of living area. The dwelling was constructed in 2002. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 484 square foot garage. The property has a 10,890 square foot site and is located in Waterloo, Monroe County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information that included a grid analysis, property record cards and exterior photographs on the subject and four comparables located in the same neighborhood code as the subject. The comparables are located from .4 to 4 miles from the subject. The comparables have sites ranging in size from approximately 9,583 to 14,375 square feet of land area and are improved with one-story dwellings of frame exterior construction that are 16 to 21 years old. The dwellings range in size from 1,486 to 1,852 square feet of living area. The comparables have basements with three having finished area. Each comparable has central air conditioning, a

fireplace, and a garage ranging in size from 400 to 780 square feet of building area. The comparables sold from March 2017 to April 2020 for prices ranging from \$187,000 to \$217,000 or from \$105.29 to \$130.55 per square foot of living area, including land. Based on this evidence, the appellant 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 \$67,360. The subject's assessment reflects a market value of \$205,805 or \$136.84 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Monroe County of 32.73% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located in the same neighborhood code as the subject and from 2.5 to 3.5 miles from the subject. Comparable #1 is the same as appellant's comparable #1 and comparable #2 is the same as appellant's comparable #3. The comparables have sites ranging in size from 9,500 to 13,504 square feet of land area and are improved with one-story dwellings of frame and brick exterior construction that were built from 2000 to 2008. The dwellings range in size from 1,424 to 1,532 square feet of living area. Each comparable has central air conditioning, a basement with finished area, and a garage ranging in size from 380 to 780 square feet of building area. Two comparables each have a fireplace. The comparables sold from March 2017 to March 2020 for prices ranging from \$187,000 to \$205,000 or from \$122.06 to \$143.96 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 six comparable sales to support their respective positions before the Property Tax Appeal Board, two of which were common to the parties. The Board finds that neither party submitted comparables that were particularly similar to the subject. For example, the appellant's comparable #4 is 23% larger in dwelling size, three comparables have finished basements, and two comparables are located more than 2.5 miles from the subject. As to the board of review comparables, they are distant in location and have finished basements when compared to the subject. Nevertheless, the Board gives less weight to the parties' two common comparables, appellant's comparable #4, and board of review comparable #4 due to their more remote sale dates for valuation as of January 1, 2020.

The Board finds the best evidence of market value to be appellant's comparable sale #2 and board of review comparable sale #3. These comparables have more proximate sale dates for valuation as of January 1, 2020, and are similar to the subject in age and some features, although they have finished basements suggesting downward adjustments would be necessary to make

them more equivalent to the subject. These most similar comparables sold for prices of \$205,000 and \$217,000 or \$123.50 and \$143.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$205,805 or \$136.84 per square foot of living area, including land, which is within the range of the best comparable sales in this record. However based on this evidence and after considering adjustments to the best comparables for differences, 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:

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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