



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

APPELLANT: Robert Christ
DOCKET NO.: 20-09287.001-R-1
PARCEL NO.: 04-16-482-022-000

The parties of record before the Property Tax Appeal Board are Robert Christ, 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: \$9,819
IMPR.: \$0
TOTAL: \$9,819

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 vacant lot containing 26,466 square feet of land area.¹ The subject property is zoned for both residential and commercial uses and is located in Columbia, Monroe County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$30,000 as of January 1, 2020. The appraisal was prepared by Sherry L, Keim, a certified general real estate appraiser, for ad valorem tax purposes.

¹ The parties differ by 629 square feet of land area regarding the subject's site size. The Board finds the best evidence of site size is found in the subject's property record card presented by the board of review; however, the Board also finds this slight discrepancy is not material.

The appraiser determined the highest and best use of the subject was for single-family or multi-family residential use. The appraiser stated the properties surrounding the subject include single-family and multi-family residential properties and commercial uses, with the adjoining lot being improved with a multi-family residence.

Under the sales comparison approach to value, the appraiser selected four comparables located from 0.44 of a mile to 8.11 miles from the subject property. The comparables are vacant sites ranging in size from 7,415 to 36,869 square feet of land area. The appraiser reported three comparables are zoned for residential and commercial uses and one comparable is zoned for residential use. Three comparables sold from September 2018 to April 2019 for prices ranging from \$20,000 to \$39,500 or from \$1.07 to \$3.85 per square foot of land area. Comparable #4 is reported to be listed for sale for a price of \$35,000 or \$1.39 per square foot of land area.² The appraiser made adjustments to these comparables to arrive at adjusted sale or listing prices ranging from \$29,211 to \$45,108. Based on the foregoing, the appraiser opined a market value for the subject of \$30,000 as of January 1, 2020.

Based on this evidence the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$31,930. The subject's assessment reflects a market value of \$97,556 or \$3.69 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 two comparable sales located within 0.80 of a mile from the subject. Comparable #1 is the same property as appraisal comparable #1. The comparables are vacant sites with 8,400 or 9,620 square feet of land area and are reported to be zoned for commercial use. The comparables sold in November and December 2018 for prices of \$35,000 and \$37,000 or for \$4.17 and \$3.85 per square foot of land area, respectively.

The board of review submitted a brief concluding the highest and best use of the subject is multi-family residential use. The board of review asserted the subject's block has three multi-family improvements, but due to the subject's location, commercial use "would probably be restricted." The board of review argued the appraisal describes an incorrect site size for the subject and does not include commercially zoned comparables.

Based on this evidence the board of review requested the subject's assessment be sustained.

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

² The appraiser disclosed this property sold in June 2020 for \$30,000 after the effective date of the appraisal.

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 record contains an appraisal presented by the appellant and two comparable sales presented by the board of review in support of the parties' respective positions before the Board.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appraiser made appropriate adjustments to the comparables for differences from the subject, despite the slight discrepancy in site size reported by the appraiser. The appraiser's value conclusion is further supported by the June 2020 sale of comparable #4, which is similar to the subject in site size and location and sold for a price of \$30,000.

The subject's assessment reflects a market value of \$97,556 or \$3.69 per square foot of living area, including land, which is above the appraised value. The Board finds the subject property had a market value of \$30,000 as of the assessment date at issue. Since market value has been established the 2020 three year average median level of assessments for Monroe County of 32.73% as determined by the Illinois Department of Revenue shall apply. (86 Ill.Admin.Code §1910.50(c)(1)).

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:

April 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

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