



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

APPELLANT: Brian & Heather Schott
DOCKET NO.: 21-00125.001-R-1
PARCEL NO.: 06-2-17-22-01-101-013

The parties of record before the Property Tax Appeal Board are Brian & Heather Schott, the appellants; and the Madison 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 **Madison** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$19,770
IMPR.: \$90,290
TOTAL: \$110,060

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a decision of the Madison County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 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 2-story dwelling of brick and vinyl siding exterior construction with 3,339 square feet of living area. The dwelling was constructed in 2008 and is approximately 13 years old. Features of the home include a full walkout basement with 1,309 square feet of finished area, central air conditioning, a fireplace, and a 3-car garage. The property has a 2 acre site and is located in Marine, Marine Township, Madison County.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal estimating the subject property had a market value of \$388,000 as of March 15, 2021. The appraisal was prepared by Jodie Shemwell, a certified residential real estate appraiser, for the purpose of a loan refinance transaction.

Under the sales comparison approach, the appraiser examined three comparable sales located from 7.12 to 10.81 miles from the subject property. The parcels range in size from 2 to 2.47

acres of land area and are improved with homes ranging in size from 3,100 to 3,253 square feet of living area, two of which appear to be 1.5-story or 2-story homes.¹ The dwellings are 8 or 14 years old. Each home has a basement, one of which is a walkout basement with 1,000 square feet of finished area and one of which has 53 square feet of finished area. These comparables each feature one or two fireplaces and a 2-car or a 3-car garage. The comparables sold from March 2020 to February 2021 for prices ranging from \$365,000 to \$410,000 or from \$113.74 to \$126.47 per square foot of living area, including land.

The appraiser made adjustments to the comparables for differences from the subject, such as quality of construction, condition, room count, dwelling size, basement size/finish, garage size, and other improvements, to arrive at adjusted sale prices ranging from \$384,100 to \$394,200. Based on the foregoing, the appraiser opined a value of \$388,000 for the subject property as of March 15, 2021.

Based on this evidence the appellants requested a reduction in the subject's assessment to \$95,000 which would reflect a market value of \$285,029 or \$85.36 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$110,060. The subject's assessment reflects a market value of \$330,213 or \$98.90 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment the board of review submitted a copy of the appraisal presented by the appellants. Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the only evidence of market value in this record is the appraisal submitted by the appellants with a value conclusion of \$388,000 as of March 21, 2021. The subject's assessment reflects a market value of \$330,213 or \$98.90 per square foot of living area, including land, which is below the appraised value. Based on this evidence the Board finds a reduction in the subject's assessment is not justified.

¹ The appraiser did not specify the number of stories or exterior construction of these comparables. The Board notes that photographs of comparables #1 and #2 in the appraisal appear to depict 1.5-story and 2-story homes, respectively.

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:

December 20, 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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