



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

APPELLANT: Illinois Investment Properties, LLC
DOCKET NO.: 21-05672.001-R-1
PARCEL NO.: 14-00-055-001

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

LAND: \$2,200
IMPR.: \$6,870
TOTAL: \$9,070

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Marion 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 1.5-story dwelling of frame exterior construction with 1,278 square feet of living area. The dwelling was constructed in 1923. Features of the home include a concrete slab foundation and central air conditioning. The property has an approximately 15,520 square foot site and is located in Centralia, Centralia Township, Marion County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located in either Centralia or Odin. The comparables have sites that range in size from 7,013 to 43,560 square feet of land area and are improved with 1-story or 1.5-story dwellings of frame exterior construction that range in size from 1,000 to 1,477 square feet of living area. The dwellings were built from 1873 to 1962. One comparable has a crawl space foundation, each dwelling has central air conditioning, one comparable has a fireplace and two comparables have a 1-car garage. The properties sold from

December 2020 to May 2021 for prices ranging from \$12,000 to \$27,000 or from \$9.43 to \$27.00 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$5,000 which reflects a market value of \$15,002 or \$11.74 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The appellant submitted a copy of the Marion County Board of Review's Notice of Findings disclosing the total assessment for the subject of \$9,070. The subject's assessment reflects a market value of \$27,311 or \$21.37 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Marion County of 33.21% as determined by the Illinois Department of Revenue.

The board of review submitted a brief and property record cards with information on four comparable properties located in Centralia. In the brief the board of review, critiqued the appellant's comparables #1 and #2, contending these properties are bank foreclosures which are not arm's-length transactions. Furthermore, the board of review stated appellant comparable #2 is located approximately six miles from the subject property and has a rural setting. As to appellant comparable #3, the board of review asserted this property is located in a neighborhood with homes that ranch style dwellings constructed from 1950 to 1965 compared to the subject's neighborhood which consists of bungalow or 2-story homes built from 1900 to 1930.

In support of its contention of the correct assessment the board of review submitted minimal narrative information on four comparable properties. Board of review comparables #1, #2 and #4 do not have recent sales, are not responsive to the appellant's market value argument and, therefore, shall not be analyzed or discussed further. Board of review comparable #3 has a lot size of 6,400 square feet of land area, is improved with an 1,120 square foot dwelling built in 1923 that has a 160 square foot garage. This property sold in December 2021 for a price of \$44,000 or \$39.29 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 four comparable sales for the Board's consideration. The Board gives less weight to appellant comparable #2 which differs from the subject in location and site size.

The Board finds the best evidence of market value to be appellant comparables #1 and #3 along with board of review comparable #3 which are more similar to the subject in location but have varying degrees of similarity to the subject in age, design, dwelling size and other features. These comparables sold from December 2020 to December 2021 for prices ranging from \$12,000 to \$44,000 or from \$9.43 to \$39.29 per square foot of living area, including land. The

subject's assessment reflects a market value of \$27,311 or \$21.37 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

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 19, 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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COUNTY

Marion County Board of Review
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