



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

APPELLANT: John Hickey
DOCKET NO.: 21-06749.001-R-1
PARCEL NO.: 22-06.0-133-010

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

LAND: \$15,662
IMPR.: \$167,488
TOTAL: \$183,150

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Sangamon 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 brick and frame exterior construction with 3,293 square feet of living area. The dwelling was constructed in 2009 and is approximately 12 years old. Features of the home include a basement, central air conditioning, a fireplace and a three-car garage. The property has a 12,602 square foot site and is located in Springfield, Capital Township, Sangamon County.

The appellant's appeal is based on overvaluation. Initially, in support of this argument, the appellant completed Section IV of the Residential Appeal petition reporting that the subject property was purchased on October 31, 2018 for a price of \$550,000. The appellant indicated a seller credit of \$36,000 was received at closing for repairs to the interior condition and roofing problems that have not yet been completed. The appellant reported that the subject property was purchased from Frank Mikell Jr. Trust using a realtor and the parties to the transaction were not related. The property was reportedly advertised for sale for six months through the Multiple

Listing Service before being sold. The appellant also provided a copy of the Settlement Statement for the subject property reiterating its sale price and date as reported by the appellant. The Settlement Statement also disclosed a seller credit of \$36,000 and that commissions were paid to one realty agency.

As additional or alternative support of the overvaluation claim, the appellant provided information on four comparable properties located from next door to approximately one mile from the subject, one of which is located in the subject's neighborhood and two of which have sold. Since no sales data was provided for comparables #1 and #3 to address the appellant's overvaluation argument, these two comparables will not be further addressed in this analysis.

The appellant's comparables #2 and #4 have sites with 12,600 and 14,000 square feet of land area and are improved with 1.5-story or 2-story dwellings of brick, stone and frame or brick exterior construction containing 3,178 and 4,795 square feet of living area, respectively. The dwellings are either 14 or 25 years old. Each comparable has a basement with finished area, central air conditioning, one or two fireplaces and a garage. Comparable #2 has an inground swimming pool. The comparables sold in May and August 2020 for prices of \$500,000 and \$510,000 or for \$157.33 and \$106.36 per square foot of living area, including land, respectively. The appellant also submitted a document identified as "Real Estate Closings" prepared by The Real Estate Group Inc. containing a table with limited information on 13 purported sales in Country Club. The table lacks details and/or dates of sale as to any specific property, but instead sets forth an original list price, a sale price and a "sale price/list price ratio" along with the number of days on the market. Given the lack of specificity this information has not been further analyzed in this decision.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$171,333, which would reflect a market value of \$514,050 or \$156.10 per square foot of living area, including land, when using the statutory level of assessment of 33.33%.

The appellant provided a copy of the 2021 assessment notice from the Sangamon County Board of Review depicting a final assessment of \$186,713.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subsequently issued total equalized assessment for the subject of \$186,432.¹ The subject's equalized assessment reflects a market value of \$559,856 or \$170.01 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Sangamon County of 33.30% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted copies of the listing sheet and the PTAX-203 Illinois Real Estate Transfer Declaration associated with the subject's 2018 sale. The transfer declaration depicts a sale price of \$550,000 for the subject property and disclosed the property had been advertised for sale. The board of review submitted a computer printout identified as "Sangamon County Township Appraisal System Assessor's Recommendation" which indicated "Capital Township has attached 4 sales comps, noting which are on golf course, and which are not." However, no comparable sales were included with the

¹ A negative equalization factor was applied in Capital Township in 2021 of .9985.

board of review submission; the board of review submitted two computer printouts, a listing and a black and white photograph, each concerning the subject.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellant critiqued the evidence presented by the board of review. The appellant argued that a building permit will have to be obtained when the \$36,000 credit is used to improve the home and fix the problems encountered, but for now the appellant has not done these improvements. The appellant requested a reduction in the subject's assessment to reflect the purchase price less the credit.

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 best evidence of market value to be the purchase of the subject property in October, 2018 for a price of \$550,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a realtor, the property had been advertised on the open market with the Multiple Listing Service and it had been on the market for approximately six months. In further support of the transaction the appellant submitted a copy of the settlement statement and the board of review provided a copy of the PTAX-203 Illinois Real Estate Transfer Declaration. The assessing officials failed to substantively refute the contention that the purchase price was reflective of market value and/or provide other comparable market value evidence in support of the assessment. On this record, the Board finds the purchase price is below the market value reflected by the assessment. Furthermore, the Board gave less weight to the appellant's comparable #4 due to its considerably larger dwelling size when compared to the subject. The Board finds the remaining comparable sale submitted by the appellant was the only other comparable sale in the record. While, one comparable sale does make a market, the Board finds this comparable sale further supports that the subject was overvalued based on its assessment and in light of the subject's arm's length sale transaction.

Based on this record the Board finds the subject property had a market value of \$550,000 as of January 1, 2021. Since market value has been determined the 2021 three year average median level of assessment for Sangamon County of 33.30% 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

John Hickey
58 Oakmont Drive
Springfield, IL 62704

COUNTY

Sangamon County Board of Review
Sangamon County Complex
200 South 9th Street, Room 210
Springfield, IL 62701