



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

APPELLANT: Dwynn and Raymie Isringhausen
DOCKET NO.: 22-03743.001-R-1
PARCEL NO.: 11-2-10-11-15-401-052

The parties of record before the Property Tax Appeal Board are Dwynn and Raymie Isringhausen, 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: \$10,530
IMPR.: \$68,730
TOTAL: \$79,260

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 2022 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-story dwelling of frame exterior construction with 1,710 square feet of living area. The dwelling was constructed in 2010. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 722 square foot garage. The property has a 12,186 square foot site and is located in Hamel, Hamel Township, Lake County.

The appellants' appeal is based on overvaluation. In support of this argument the appellants submitted evidence disclosing the subject property was purchased in May 2019 for a price of \$225,000; the transaction was not between related parties; the property was sold by a realtor; and it was advertised for sale through the Multiple Listing Service and local paper for approximately 34 days. To document the sale, the appellants submitted the purchase contract and the prequalification loan approval letter. Based on this evidence, the appellants requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total equalized assessment for the subject of \$79,260. The subject's equalized assessment reflects a market value of \$237,804 or \$139.07 square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In response to the appeal, the board of review asserted the sale of the subject in 2019 is too old to consider for a January 1, 2022 assessment date.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales that are located within .09 of a mile from the subject. The comparables have sites ranging in size from 9,523 to 21,409 square feet and are improved with 1-story dwellings ranging in size from 1,480 to 1,704 square feet of living area. The dwellings are 6 to 16 years old. Each dwelling features a basement, three of which have finished area, central air conditioning and a garage ranging in size from 700 to 760 square feet of building area. Two comparables each have a fireplace. The comparables sold from June 2021 to June 2022 for prices ranging from \$260,000 to \$389,900 or from \$175.68 to \$228.81 per square feet of living area, including land. Based on this evidence, the board of review requests no change to 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 best evidence of market value in the record to be the comparable sales submitted by the board of review. These comparables were relatively similar to the subject in location, style, construction, features, age and land area. These properties also sold proximate in time to the assessment date at issue. The comparables sold from June 2021 to June 2022 for prices ranging from \$260,000 to \$389,900 or from \$175.68 to \$228.81 per square foot of living area, including land. The subject's assessment reflects a market value of \$237,804 or \$139.07 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. The Board gave less weight to the subject's sale due to the fact the sale did not occur proximate in time to the assessment date at issue and therefore, it was less likely to be reflective of market value. Based on this record the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment is not justified.

¹ Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

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: February 20, 2024



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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