



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

APPELLANT: Stephen Ritchie
DOCKET NO.: 22-03909.001-R-1
PARCEL NO.: 14-2-15-36-15-403-008

The parties of record before the Property Tax Appeal Board are Stephen Ritchie, the appellant, 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: \$26,570
IMPR.: \$74,920
TOTAL: \$101,490

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a notice of equalization issued by 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 two-story dwelling of frame and stone exterior construction with 2,288 square feet of living area. The dwelling was constructed in 2009. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 556 square foot garage. The property has a 17,784 square foot site and is located in Glen Carbon, Edwardsville Township, Madison County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings of frame and brick exterior construction that range in size from 2,132 to 2,476 square feet of living area.¹ The homes were built from 1992 to 2013. Each comparable has a basement with two

¹ The appellant's comparable #2/board of review comparable #4 had a correction, which was made by the board of review, to the dwelling's total square footage of living area based on the property record card contained in the board of review's submission.

having finished area, central air conditioning, a fireplace, and a garage ranging in size from 306 to 546 square feet of building area. These properties have sites ranging in size from 6,795 to 15,246 square feet of land area and are located from 500 feet to 4 miles from the subject property. The sales occurred from February 2022 to March 2023 for prices ranging from \$267,500 to \$366,000 or from \$108.04 to \$157.69 per square foot of living area, including land. The appellant requested a total assessment of \$95,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total equalized assessment for the subject of \$101,490. The subject's assessment reflects a market value of \$304,500 or \$133.09 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.²

In support of its contention of the correct assessment the board of review submitted information on four comparable sales, one of which is common to both parties. These properties consist of two-story dwellings of frame and brick or frame and stone exterior construction that range in size 2,321 to 2,496 square feet of living area. The homes were built from 2005 to 2013. Each comparable has a basement with three having finished area, a fireplace, and a garage ranging in size from 494 to 791 square feet of building area. These properties have sites ranging in size from 9,910 to 12,400 square feet of land area and are located from 0.07 to 0.13 of a mile from the subject property, with three being on the same street as the subject. The sales occurred between May and December 2022 for prices ranging from \$365,000 to \$415,000 or from \$155.15 to \$166.27 pr square foot of living area, including land.

The board of review explained that it did not consider the appellant's comparables #1, #3 or #4 as they are outside the subject's subdivision/neighborhood, while comparables #1 and #3 are significantly older than the subject. The board of review also pointed out that it utilized the appellant's comparable #2, as its comparable #4, with square footage adjustments made to the total square feet of living area calculation. The board of review requested confirmation of the subject's total assessment.

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 record contains seven comparable sales, with one being common to both parties, to support their respective positions. The Board gives less weight to the appellant's comparables #1, #3 and #4 due to significant differences in age and/or location. The Board finds the best evidence of

² Section 1910.50(c)(1) of the Board's procedural rules 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. Adm. Code 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.

market value to be the board of review's comparables, which includes one common property identified as the board of review's comparable #4/appellant's comparable #2. The Board finds these properties are the most similar to the subject in terms of location, dwelling size, date of sale, date of construction, and features. These best comparables sold for prices ranging from \$365,000 to \$415,000 or from \$155.15 to \$166.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$304,500 or \$133.09 per square foot of living area, land included, which is below the range established by the best comparable sales in this record on both an overall value and per square foot basis. Based on this record and after considering any necessary adjustments to the comparables for differences from the subject property, the Board finds a reduction in the subject's assessment is not justified.

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: March 26, 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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