



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

APPELLANT: Falcon, Ltd  
DOCKET NO.: 23-06029.001-R-1  
PARCEL NO.: 4705507

The parties of record before the Property Tax Appeal Board are Falcon, Ltd, the appellant, by attorney Doug Stewart, of Stewart Law Group in Fairview Heights; and the Pike 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 **Pike** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$1,820  
**IMPR.:** \$19,190  
**TOTAL:** \$21,010

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Pike County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2023 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 frame exterior construction with 2,482 square feet of living area. The dwelling was constructed in 1889 and is approximately 134 years old. Features of the home include a partial unfinished basement and a partial crawl space foundation. The dwelling also has central air conditioning and a 252 square foot shed with lean-to. The property has an approximately 20,630 square foot site<sup>1</sup> and is located in Kinderhook, Kinderhook Township, Pike 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 from 16.10 to 41.20 miles

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<sup>1</sup> The parties disagree as to the subject's site size, while no site measurements for the subject was found in either parties' evidence, the Board finds the best evidence of the subject's site is the grid analysis submitted by the board of review.

from the subject property. The comparables have sites that range in size from 7,841 to 21,780 square feet of land area and are improved with 1-story dwellings of frame exterior construction ranging in size from 1,300 to 1,632 square feet of living area. The dwellings were built from 1970 to 2005. Each comparable lacks a basement foundation and has central air conditioning. The properties sold in October and December 2023 for prices ranging from \$14,000 to \$22,000 or from \$10.77 to \$13.48 per square foot of living area, land included. The appellant's grid analysis disclosed the subject property sold in December 2022 for a price of \$14,400. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$10,000 which reflects a market value of \$30,003 or \$12.09 per square foot of living area, land included, 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 \$21,010. The subject's assessment reflects a market value of \$63,036 or \$25.40 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located from 0.15 of a mile to 6.23 miles from the subject property. The comparables have sites that range in size from 7,198 to 44,945 square feet of land area and are improved with 1.5-story or 2-story dwellings of vinyl, aluminum, or wood and veneer exterior construction that range in size from 1,502 to 2,529 square feet of living area. The homes were built from 1900 to 1940. Three comparables have an unfinished partial basement and one comparable has a crawl space foundation. Three dwellings have central air conditioning and one home has a fireplace. Two properties have one or two garages with 240 or 576 square feet of building area. Comparables #3 and #4 each have a shed amenity. The properties sold from April 2021 to June 2022 for prices ranging from \$50,000 to \$115,000 or from \$28.74 to \$45.47 per square foot of living area, land included.

The board of review submitted the property record cards for the subject and each of their comparable sales. The subject's property record card included comments disclosing the subject's sale was associated with a contract for deed transaction. 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.

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<sup>2</sup> 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). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

The parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to each of the appellant's comparables all of which are located more than 15 miles from the subject and are less similar to the subject in age, design and dwelling size than other properties in the record. The Board also gives less weight to board of review comparables #3 and #4 which differ from the subject in dwelling size and/or foundation type.

The Board finds the best evidence of market value to be board of review comparables #1 and #2 which are more similar to the subject in age, design, dwelling size and basement amenities. However, these properties present varying degrees of similarity to the subject in location, site size and garage amenity, suggesting adjustments are needed to make these properties more equivalent to the subject. These two comparables sold in April 2021 and June 2022 for prices of \$65,000 and \$115,000 or \$28.74 and \$45.47 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$63,036 or \$25.40 per square foot of living area, including land, which falls below the two best comparable sales in this record. After considering appropriate adjustments to the best 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: \_\_\_\_\_

February 18, 2025



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

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