



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

APPELLANT: Illinois Investment Properties LLC
DOCKET NO.: 24-03104.001-R-1
PARCEL NO.: 07-02.0-203-015

The parties of record before the Property Tax Appeal Board are Illinois Investment Properties LLC, the appellant, by attorney Patrick Sullivan, of PRDS Law, LLC in Belleville; and the St. Clair 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 **St. Clair** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$4,113
IMPR.: \$40,772
TOTAL: \$44,885

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the St. Clair County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 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 masonry exterior construction with 1,890 square feet of living area.¹ The dwelling was constructed in 1927 and is approximately 97 years old. Features of the home include a basement, central air conditioning, a fireplace, and 480 square foot garage. The property has a 7,405 square foot site and is located in Belleville, Belleville Township, St. Clair 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 2.7 to 8.7 miles from the subject. The comparables are improved with 1-story or 1.5-story homes ranging in size from 1,107 to 1,250 square feet of living area and have varying degrees of similarity to the subject in

¹ The Board finds the best evidence of dwelling size is found in the subject's property record card presented by the board of review and the appellant.

age, site size, and other features. The comparables sold from April to December 2024 for prices ranging from \$45,000 to \$52,000 or from \$40.00 to \$41.97 per square foot of living area, including land.

The appellant submitted a final decision of the board of review disclosing the total equalized assessment for the subject of \$44,885. The subject's assessment reflects a market value of \$134,668 or \$71.25 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.²

Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,997 prior to equalization. In support of its contention of the correct assessment the board of review submitted information on three comparable sales located on the same street or same neighborhood as the subject. The comparables are improved with 1.5-story homes ranging in size from 1,806 to 1,890 square feet of living area that were built from 1927 to 1930. Each home has a basement, central air conditioning, and a garage ranging in size from 288 to 572 square feet of building area. The comparables sold from May to November 2023 for prices ranging from \$140,000 to \$179,900 or from \$76.25 to \$99.61 per square foot of living area, including land.

The board of review noted the appellant's comparables differ from the subject in township, neighborhood, and condition. Based on this evidence, the board of review requested confirmation of the subject's 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 a total of six comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables, which are located more than two miles from the subject and are substantially smaller homes than the subject.

The Board finds the best evidence of market value to be the board of review's, which sold proximate in time to the assessment and are more similar to the subject in design, dwelling size, location, site size, and features. These comparables sold for prices ranging from \$140,000 to \$179,900 or from \$76.25 to \$99.61. The subject's assessment reflects a market value of \$134,668

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. Admin. 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 2024.

or \$71.25 per square foot of living area, including land, falls below the range established by the best comparable sales in this record. Based on this record, and after considering appropriate adjustments to the best comparables for differences from the subject, 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: _____

November 25, 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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