



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

APPELLANT: Jeff & Kim Maynard
DOCKET NO.: 24-03486.001-R-1
PARCEL NO.: 24-2-01-31-01-101-009

The parties of record before the Property Tax Appeal Board are Jeff & Kim Maynard, 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: \$16,460
IMPR.: \$118,570
TOTAL: \$135,030

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 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-story dwelling of brick and frame exterior construction with 2,398 square feet of living area. The dwelling was built in 2004 and is 20 years old. Features of the home include a full basement with finished area, central air conditioning, a fireplace, and a 732 square foot garage. The property has a 22,700 square foot site and is located in Godfrey, Godfrey Township, Madison County.

The appellants' appeal is based on both unequal treatment in the assessment process with respect to the improvement as well as overvaluation concerning the subject property. In support of these arguments the appellants submitted information on three comparables located within one block of the subject. The comparables consist of 1.5-story or 2-story dwellings of brick and frame exterior construction ranging in size from 2,712 to 4,546 square feet of living area. The homes are either 32 or 45 years old. Each dwelling has central air conditioning, two fireplaces, a basement with to having finished area, and a garage ranging in size from 576 to 762 square feet

of building area. The parcels range in size from 21,600 to 89,300 square feet of land area. The comparables have improvement assessments ranging from \$126,460 to \$172,460 or from \$27.82 to \$49.76 per square foot of living area. The comparables sold from May to November 2024 for prices ranging from \$391,700 to \$435,000 or from \$92.06 to \$160.40 per square foot of living area, including land. Based on this evidence, the appellants requested a reduced improvement assessment of \$80,000 or \$33.36 per square foot of living area. The appellants requested a reduced total assessment of \$96,460, for an estimated market value of \$289,409 or \$120.69 per square foot of living area, including land, 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 \$135,030. The subject property has an improvement assessment of \$118,570 or \$49.45 per square foot of living area. The subject's assessment reflects a market value of \$405,131 or \$168.95 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.¹

In support of its contention of the correct assessment the board of review submitted information on four comparable sales and four equity comparables. The comparable sales are located from 5.3 to 6 miles from the subject. These comparables consist of 1-story dwellings of frame or brick and frame exterior construction ranging in size from 2,109 to 2,498 square feet of living area. The homes range from 18 to 22 years old. Each dwelling has central air conditioning, a basement with two having finished area, and a garage ranging in size from 550 to 680. Three comparables each have one or two fireplaces. The parcels range in size from 14,620 to 80,350 square feet of land area. The comparables sold from June 2022 to January 2025 for prices ranging from \$430,000 to \$510,000 or from \$196.75 to \$230.92 per square foot of living area, including land. The board of review grid also included adjustments to the comparables for various features. The adjusted sale prices of the comparables range from \$412,742 to \$502,070 or from \$187.50 to \$203.68.

The equity comparables are located from .02 of a mile to 5.5 miles from the subject and consist of 1-story dwellings of brick and frame exterior construction ranging in size from 2,063 to 2,552 square feet of living area. The homes range from 22 to 27 years old. Each dwelling has central air conditioning, a fireplace, a full or partial basement with one having finished area, and a garage ranging in size from 550 to 864 square feet of building area. The comparables have improvement assessments ranging from \$102,890 to \$170,760 or from \$47.41 to \$66.91 per square foot of living area. The board of review grid also included adjustments to the comparables for various features. The adjusted improvement assessments of the comparables range from \$112,360 to \$168,290 or from \$51.78 to \$65.94 per square foot of living area.

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

Conclusion of Law

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 §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

The taxpayers contend, in part, assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill. Admin. Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity, and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill. Admin. Code §1910.65(b). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As an initial matter, the Board gives little weight to the adjustments put forth by the board of review as there was no foundation in the record with respect to who prepared the adjustments, the qualifications of the person who made the adjustments, and no evidence in the record of specific data upon which they relied to calculate the adjusted figures for each comparable.

The parties submitted a total of seven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the comparables presented by the appellants, which differ from the subject in age, design, and/or dwelling size. The Board finds the best evidence of improvement equity to be the comparables submitted by the board of review, which are more similar to the subject in age, dwelling size, and features. These best comparables have improvement assessments ranging from \$102,890 to \$170,760 or from \$47.41 to \$66.91 per square foot of living area. The subject's improvement assessment of \$118,570 or \$49.45 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's improvement assessment is not warranted on this record.

The appellants also 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 gives less weight to the comparables presented by the appellants, which differ from the subject in age, design, and/or dwelling size. The Board also gives reduced weight to board of review comparable #4, which sold less proximate to the January 1, 2024 assessment date at issue. The Board finds the best evidence of market value to be board of review comparable sales #1, #2, and #3, which are similar to the subject in age, dwelling size, and some features. These comparables sold in March 2023 or January 2025 for prices ranging from \$485,000 to \$510,000 or from \$196.25 to \$230.92 per square foot of living area, including land. The subject's assessment reflects a market value of \$405,131 or \$168.95 per square foot of living area, land included, which is below the range of the best sales in the record. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not justified on market value grounds.

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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