



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

APPELLANT: Illinois Realty Group Holdings, LLC
DOCKET NO.: 24-03604.001-R-1
PARCEL NO.: 02-16.0-400-053

The parties of record before the Property Tax Appeal Board are Illinois Realty Group Holdings, 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: \$992
IMPR.: \$16,315
TOTAL: \$17,307

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-story dwelling of frame exterior construction with 1,172 square feet of living area. The dwelling was constructed in 2002 and is 22 years old. Features of the home include a crawl-space foundation, central air conditioning, and a 440 square-foot garage. The property has a 6,970 square foot site and is located in East St. Louis, Canteen 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 21 to 25.4 miles from the subject. The comparables consist of 1.5-story dwellings of frame or frame and brick exterior construction ranging in size from 770 to 1,800 square feet of living area. The homes range in age from 109 to 136 years old with effective years built ranging from 1975 to 2000. Each dwelling has a basement, one comparable has central air conditioning, and two comparables each

have a either a 1-car or 2-car garage. The parcels range in size from 6,969 to 21,344 square feet of land area. The comparables sold in December 2023 or July 2024 for prices ranging from \$4,500 to \$20,000 or from \$5.84 to \$11.11 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$5,300, for an estimated market value of \$15,902 or \$13.57 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 \$17,307. The subject's assessment reflects a market value of \$51,926 or \$44.31 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 three comparable sales located within the subject's assessment neighborhood or within .5 of a mile of the subject. The comparables consist of 1-story or 2-story dwellings of brick or frame exterior construction ranging in size from 1,296 to 1,636 square feet of living area. The dwellings were built from 1927 to 2002, with the oldest home having an effective year built of 1985. Each dwelling has a basement with one having finished area and central air conditioning. Two comparables each have a fireplace and two comparables each have a 400 square foot garage. The parcels contain either 7,405 or 8,276 square feet of land area. The comparables sold from June 2021 to January 2024 for prices ranging from \$32,500 to \$65,125 or from \$25.08 to \$39.81 per square foot of living area, including land. 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 parties submitted a total of six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the comparables submitted by the appellant, each of which is located more than 20 miles from the subject. The Board also gives less weight to the board of review's comparable #3, which sold in June 2021, less proximate to the January 1, 2024 assessment date at issue.

The Board finds the best evidence of market value to be the board of review's comparables #1 and #2, which are similar to the subject in age and location and have varying degrees of similarity to the subject in dwelling size and features. These comparables sold in July 2022 and

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.

January 2024 for prices of \$32,500 and \$65,125 or \$25.08 and \$39.81 per square foot of living area, including land. The subject's assessment reflects a market value of \$51,926 or \$44.31 per square foot of living area, including land, which is bracketed by the best comparable sales in this record overall and above the two best comparables on a per-square-foot basis. The Board finds the subject's higher estimated market value per square foot to be logical considering the best comparables' larger dwellings and economies of scale. Based on this evidence and after considering 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:

March 17, 2026



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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