



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

APPELLANT: Kent Anthony, TTEE KESA Trust  
DOCKET NO.: 24-04668.001-R-1  
PARCEL NO.: 17-20-103-008

The parties of record before the Property Tax Appeal Board are Kent Anthony, TTEE KESA Trust, the appellant; and the LaSalle 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 **LaSalle** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$2,472  
**IMPR.:** \$17,521  
**TOTAL:** \$19,993

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the LaSalle 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 1,072 square feet of living area. The dwelling is approximately 144 years old. Features of the home include a basement. The property has a 6,098 square foot site and is located in Peru, Peru Township, LaSalle County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on nine comparable sales located from 0.30 of a mile to 3.3 miles from the subject. Comparables #6 and #8 are located in Bureau County. Seven comparables have sites ranging in size from 4,792 to 13,068 square feet of land area. The comparables are improved with 1-story homes ranging in size from 840 to 1,284 square feet of living area. The homes range in age from 61 to 188 years old. Eight homes each have a basement and one home has a crawl space foundation. Four homes have central air conditioning and three comparables have a garage ranging in size from 234 to 396 square feet of building area. The

comparables sold from July 2020 to July 2024 for prices ranging from \$4,503 to \$39,000 or from \$4.69 to \$40.00 per square foot of living area, including land. 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 \$19,993. The subject's assessment reflects a market value of \$59,985 or \$55.96 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on nine comparable sales located from 2 to 12 blocks from the subject. The parcels range in size from 3,485 to 7,405 square feet of land area and are improved with 1-story homes ranging in size from 792 to 1,056 square feet of living area. The dwellings range in age from 72 to 185 years old. Each home has a basement. Eight homes have central air conditioning. Eight comparables have a garage ranging in size from 180 to 476 square feet of building area and one comparable has a 198 square foot carport. The comparables sold from October 2021 to December 2023 for prices ranging from \$50,000 to \$125,000 or from \$57.14 to \$121.46 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be sustained.

### **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 eighteen comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #6 and #8, for which no site size was provided and which are located more than 3 miles from the subject in a different county. The Board also gives less weight to the appellant's comparables #2, #4, #5, #7, and #9 and the board of review's comparables #5, #8, and #9, due to substantial differences from the subject in dwelling size and/or age and/or which sold in 2020 or 2021, less proximate to the January 1, 2024 assessment date than the other sales in this record.

The Board finds the best evidence of market value to be appellant's comparables #1 and #3 and the board of review comparables #1 through #4, #6, and #7, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, age, location, and some features. Eight of these comparables have central air conditioning unlike the subject and

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<sup>1</sup> 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.

seven comparables each have a garage unlike the subject, suggesting downward adjustments to these comparables would be needed to make them more equivalent to the subject.

These most similar comparables sold for prices ranging from \$28,500 to \$125,000 or from \$26.81 to \$121.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$59,985 or \$55.96 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, including site size, garage amenity, and central air conditioning amenity, 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:

April 21, 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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COUNTY

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