



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

APPELLANT: Xueguang Chen
DOCKET NO.: 24-04676.001-R-1
PARCEL NO.: 22-06.0-281-007

The parties of record before the Property Tax Appeal Board are Xueguang Chen, the appellant; and the Sangamon County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **a reduction** in the assessment of the property as established by the **Sangamon** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$30,275
IMPR.: \$172,410
TOTAL: \$202,685

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Sangamon 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 is improved with a two-story dwelling of brick exterior construction containing 3,549 square feet of living area. The dwelling was built in 1997 and is approximately 27 years old. Features of the home include a basement that is partially finished, central air conditioning, a fireplace and a garage with 830 square feet of building area. The property has a 14,000 square foot site and is located in Springfield, Springfield Township, Sangamon County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables that have the same assessment neighborhood code as the subject and are located along the same street as the subject property. The comparables are improved with two-story dwellings of brick exterior construction that range in size from 3,083 to 3,218 square feet of living area. The dwellings are each 30 years old. Each comparable has a basement that is partially finished, central air conditioning, a fireplace and a garage ranging in size from 534 to 720 square feet of building area. The

properties each have a site with 15,000 square feet of land area. The comparables have improvement assessments ranging from \$147,844 to \$161,155 or from \$45.94 to \$52.27 per square foot of living area. These same comparables each have a land assessment of \$30,595 or \$2.04 per square foot of land area.

The appellant also submitted a copy of the 2024 Assessment Notice from the Sangamon County Supervisor of Assessments disclosing the subject's assessment increased from \$202,685 to \$221,899 by the application of a board of review township equalization factor of 1.0948.

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 \$221,899. The subject property has an improvement assessment of \$188,754 or \$53.19 per square foot of living area and a land assessment of \$33,145 or \$2.37 per square foot of land area. The board of review asserted the appellant did not file a board of review complaint with the Sangamon County Board of Review for 2024. The board of review also contended in the notes on appeal that the "appellant needs to file with the board of review with updated evidence to show the value of the property."

In support of its contention of the correct assessment, the board of review submitted sales data and assessment data on four comparable properties. Since sales data is not responsive to the appellant's inequity argument, the sales data will not be further addressed in this analysis. The four comparables are located from .4 to .9 of a mile from the subject property, none of which have the same assessment neighborhood code as the subject. The comparables are improved with one-story, one and one-half-story or two-story dwellings of masonry, vinyl/veneer or vinyl siding exterior construction that range in size from 2,896 to 3,487 square feet of living area. The dwellings are from 17 to 21 years old. The comparables each have a basement, three of which are partly finished. Each comparable has central air conditioning, one to three fireplaces and a garage ranging in size from 735 to 1,066 square feet of building area. The properties have sites that range in size from 13,829 to 19,576 square feet of land area. The comparables have improvement assessments ranging from \$173,269 to \$302,044 or from \$56.58 to \$86.62 per square foot of living area. These same comparables have land assessment that range from \$19,690 to \$30,595 or from \$1.35 to \$1.99 per square foot of land area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends 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 appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted seven comparable properties for the Board's consideration. The Board has given less weight to the board of review comparables which are less similar to the subject in location and/or age than other comparables in the record. Additionally, board of review comparable #2 is a dissimilar one-story design, when compared to the subject's two-story design, board of review comparable #3 has considerably smaller dwelling size, when compared to the subject, and board of review comparable #4 appears to be an outlier due to its significantly higher improvement assessment of \$302,044 or \$86.62 per square foot of living area in relation to the other comparables in the record.

The Board finds the best evidence of assessment equity to be comparables submitted by the appellant, which have the same assessment neighborhood code as the subject and are located along the same street as the subject. The grid analysis provided by the appellant indicated the comparable dwellings are relatively similar to the subject in dwelling size, design, age and many features. The comparables have improvement assessments ranging from \$147,844 to \$161,155 or from \$45.94 to \$52.27 while the subject property has an improvement assessment of \$188,754 or \$53.19, which is above the range established by the best comparables in the record. With respect to the land assessment, appellant's comparables are more similar to the subject site in size, although they are somewhat larger, and have land assessments of \$30,595 or \$2.04 per square foot of land area. The subject has a land assessment of \$33,145 or \$2.37 per square foot of land area, which is above the best land comparables in the record. The Board finds the appellant's evidence supports the conclusion the subject property is being inequitably assessed.

However, the record indicates that the appellant appealed the assessment directly to the Property Tax Appeal Board following receipt of the notice of the application of a township equalization factor issued by the board of review. Since the appeal was filed after notification of an equalization factor, the amount of relief that the Property Tax Appeal Board may grant is limited. Section 1910.60(a) of the rules of the Property Tax Appeal Board states in part:

If the taxpayer or owner of property files a petition within 30 days after the postmark date of the written notice of the application of final, adopted township equalization factors, the relief the Property Tax Appeal Board may grant is limited to the amount of the increase caused by the application of the township equalization factor. 86 Ill.Admin.Code §1910.60(a).

Additionally, section 16-180 of the Property Tax Code (35 ILCS 200/16-180) provides in pertinent part:

Where no complaint has been made to the board of review of the county where the property is located and the appeal is based solely on the effect of an equalization factor assigned to all property or to a class of property by the board of review, the Property Tax Appeal Board may not grant a reduction in the assessment greater than the amount that was added as the result of the equalization factor.

These provisions mean that where a taxpayer files an appeal directly to the Property Tax Appeal Board after notice of application of an equalization factor, the Board cannot grant an assessment reduction greater than the amount of increase caused by the equalization factor. Villa Retirement

Apartments, Inc. v. Property Tax Appeal Board, 302 Ill.App.3d 745, 753 (4th Dist. 1999). Based on a review of the evidence contained in the record, the Property Tax Appeal Board finds a reduction in the assessment of the subject property is supported but is limited to the pre-equalized assessment, which was requested by the appellant.

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

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Xueguang Chen
2108 Greendale Drive
Springfield, IL 62704

COUNTY

Sangamon County Board of Review
Sangamon County Complex
200 S 9th Street, 1st Floor
Springfield, IL 62701