FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Robert Reagan
DOCKET NO.: 24-04785.001-R-1
PARCEL NO.: 01-311-049-00

The parties of record before the Property Tax Appeal Board are Robert Reagan, the appellant; and the Jersey 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 **Jersey** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	$8,640
IMPR.:	$58,455
TOTAL:	$67,095

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Jersey 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 and brick exterior construction with 1,337 square feet of living area. The dwelling was constructed in 1978. Features of the home include a basement, central air conditioning, and a 484 square foot garage. The property has a 31,000 square foot site and is located in Elsah, Elsah Township, Jersey County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject property was purchased on November 15, 2021 for a price of $105,000. The appellant completed Section IV of the appeal petition disclosing the parties to the sale were not related, the property sold by owner and was not advertised for sale, and the sale was not due to foreclosure or by contract for deed. In support of the sale, the appellant submitted copies of a Real Estate Transfer Declaration, indicating the property was not advertised for sale, and a settlement statement, depicting no payment of realtors' commissions.

The appellant also submitted information on three comparable sales located within the same subdivision and on the same street as the subject. The comparables have 30,000 or 31,000 square foot sites that are improved with 1-story or 1.5-story homes ranging in size from 1,358 to 1,432 square feet of living area. The dwellings are 47 years old and feature a basement, one with finished area, central air conditioning, and a garage ranging in size from 320 to 679 square feet of building area. The comparables sold from October 2019 to June 2022 for prices ranging from $95,000 to $198,000 or from $65.25 to $145.80 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 $67,095. The subject's assessment reflects a market value of $201,305 or $150.56 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 located 0.20 of a mile or 2.2 miles from the subject, three of which are on the same street as the subject. The parcels range in size from 30,000 to 47,000 square feet of land area and are improved with 1-story homes ranging in size from 1,197 to 2,128 square feet of living area. The dwellings were built from 1969 to 1978. Three homes have a basement with finished area. Each home has central air conditioning and a garage ranging in size from 480 to 784 square feet of building area. The comparables sold from July 2023 to August 2025 for prices ranging from $200,000 to $300,000 or from $115.13 to $195.31 per square foot of living area, including land.

The board of review contended the subject property was listed as an AirBnB in 2022 and 2023. The listing for this rental states the property was completely remodeled and has three bathrooms. 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 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 appellant presented evidence of 2021 sale of the subject and three comparable sales and the board of review presented four comparable sales for the Board’s consideration. The Board gave little weight to the subject's sale due to the fact the sale did not occur proximate in time to the assessment date at issue (more than two years before the January 1, 2024 assessment date) and

[1] 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.

did not have the elements of an arm's length transaction as it was not advertised or exposed on the open market.

The Board also gives less weight to the appellant's comparables and the board of review's comparable #4, which sold less proximate in time to the January 1, 2024 assessment date than the other sales in this record. Moreover, the board of review's comparable #4 is located more than two miles from the subject. The Board gives less weight to the board of review's comparable #2, which is a much larger home than the subject.

The Board finds the best evidence of market value in the record to be the board of review's comparables #1 and #3, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, age, location, site size, and some features, although these comparables have finished basement area unlike the subject, suggesting downward adjustments to these comparables for this feature would be needed to make them more equivalent to the subject. However, these comparables are not reported to have been remodeled like the subject, suggesting upward adjustments to these comparables would also be needed.

These comparables sold for prices of $200,000 and $249,000 or $167.08 and $165.12 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of $201,305 or $150.56 per square foot of living area, including land, which is bracketed by the best comparable sales in terms of total market value and below the best two comparables on a price per square foot basis. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is reflective of market value and 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: ______________ ______________

C E R T I F I C A T I O N

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

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