



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

APPELLANT: Brian Sciranko
DOCKET NO.: 12-00079.001-R-1
PARCEL NO.: 15-2-09-01-02-204-004

The parties of record before the Property Tax Appeal Board are Brian Sciranko, the appellant; and the Madison County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction 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: \$23,666
IMPR.: \$70,667
TOTAL: \$94,333

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant 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 2012 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 one-story dwelling of frame and brick construction with 2,260 square feet of living area. The dwelling was constructed in 2008. Features of the home include a basement that is partially finished, central air

conditioning, a fireplace and a 4-car attached garage. The property has a 21,336 square foot site and is located in Edwardsville, Ft. Russell Township, Madison County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$283,000 as of May 15, 2012. The appraiser used the cost approach and sales comparison approach to develop an opinion of value for the subject property. The cost approach indicated a value for the subject of \$352,147 and the sales comparison approach indicated a value of \$283,000.

Based on this evidence, the appellant requested an assessment reflective of the appraised value of \$283,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$119,430. The subject's assessment reflects a market value of \$358,541 or \$158.65 per square foot of living area, land included, when using the 2012 three year average median level of assessment for Madison County of 33.31% as determined by the Illinois Department of Revenue.

As to the appellant's appraisal report, the board of review argued that the appraiser used 2 bank sales, of which one was not lake front property and did not make adjustments for the property not being lake front property. The board of review did not indicate which property in the appraisal was not lake front property and did not include a map or aerial photograph, which could support this argument.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales. The board of review's comparable #3 was the same property as the appellant's appraisal comparable #2.

Under rebuttal, the appellant submitted a letter from his appraiser who disclosed that he did not use board of review comparable #1 due to the sale including personal property. The appraiser acknowledged that bank sales are not the best sales to be used in an appraisal; however, there just were not any better comparables from which to choose.

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

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appraisal contained two methods by which the appraiser developed an opinion of value for the subject property. The appraiser made logical adjustments to four comparables which were located from .64 to 1.21 miles from the subject. The appraisal report included a map depicting the location of the comparables. The Board gave less weight to the board of review's comparable sales. The board of review's sales were not adjusted for differences when compared to the subject. Furthermore, the board of review did not disclose the proximity of the comparables in relation to the subject's location or supply a map to help establish the comparables' locations. The subject's assessment reflects a market value of \$358,541, which is above the appraised value. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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.



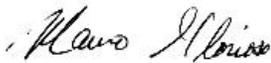
Chairman



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 20, 2015



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 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 the subsequent year 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.

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.