

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Hansen's Builders Inc.
DOCKET NO.: 05-00539.001-R-1
PARCEL NO.: 04-178-018-00

The parties of record before the Property Tax Appeal Board are Hansen's Builders Inc., the appellant, by attorney Raymond Stillwell of Alton, Illinois, and the Jersey County Board of Review.

The subject property consists of a one-story frame and masonry dwelling that was built in 2002. The subject contains 1,550 square feet of living area. Features include a crawl space foundation, central air-conditioning, a two-car garage and an open porch with a patio. The property is located in Wolves Crossing Estates, Jersey County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. On May 25, 2006 the Property Tax Appeal Board notified the appellant's counsel that the appellant's appeal petition was incomplete. The appellant was given thirty (30) days to correct and/or supplement the appeal with supporting data to substantiate the appellant's claim. In response to the above notice of incomplete, appellant's counsel faxed a copy of a grid sheet and real estate listing documents to support the subject's market value. The grid sheet appears to be non-related to this appeal and will be given no weight in the Board's decision. The real estate listing sheets depict three comparable sales. The limited information provided disclosed the properties were built in either 2003 or 2005 and contained 1,757 or 1,916 square feet of living area, respectively. The homes sold from November 2004 to June 2005 for prices ranging from \$136,900 to \$150,000 or from \$77.92 to \$79.09 per square foot of living area, including

(Continued on Next Page)

Based on the facts and exhibits presented, 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:	\$	4,785
IMPR.:	\$	40,120
TOTAL:	\$	44,905

Subject only to the State multiplier as applicable.

PTAB/eeb/Apr.08/2005-00539

land. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$30,000.

The board of review submitted its "Board of Review Notes on Appeal" in support of its assessed valuation of the subject property. In support to the subject's assessment the board of review submitted a grid analysis of three suggested comparable properties. The comparables consisted of frame and masonry one-story dwellings with a two-car garage. The homes were built in either 2002 or 2004. Each home had a full basement with two homes having some finished basement area. The comparables are located from adjacent to the subject to 12 miles from the subject and contained either 1,409 or 1,550 square feet of living area, respectively. The homes sold from February 2004 to September 2005 for prices of either \$147,500 or \$200,000, or \$95.16 and \$141.94 per square foot of living area, respectively, including land.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record does not support a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant has not met this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant in this appeal submitted three comparables sales. The comparables contained 1,757 or 1,916 square feet of living area, respectively. The homes sold from November 2004 to June 2005 for prices ranging from \$136,900 to \$150,000 or from \$77.92 to \$79.09 per square foot of living area, including land. However, the Board finds the information provided by the appellant lacked sufficient detailed information, such as exterior construction, and proximity to the subject, to allow the Board to make an informed decision regarding the similarities of these comparables to the subject, and therefore these comparables were given reduced weight in the board's analysis. The appellant submitted the final decision issued by the Jersey County Board of Review establishing a total assessment for the subject of \$44,905, which reflects a market

value of approximately \$135,583 or \$87.47 per square foot of living area including land, using the 2005 Jersey County three-year median level of assessments of 33.12% as established by the Illinois Department of Revenue. The Board finds the board of review submitted four comparable sales that contained either 1,409 or 1,550 square feet of living area, respectively. The homes sold from February 2004 to September 2005 for prices of either \$147,500 or \$200,000, or \$95.16 and \$141.94 per square foot of living area, respectively, including land. The appellant's \$87.47 per square foot market value as reflected by its assessment is less than the most similar comparables contained in this record.

After considering adjustments and the differences in both parties' suggested comparables when compared to the subject property, the Board finds the subject's assessment is supported by the most comparable properties contained in the record, and a reduction in the subject's assessment is not warranted.

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: May 30, 2008



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

Docket No. 05-00539.001-R-1

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.