

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Wallace Ramsay
DOCKET NO.: 05-01652.001-F-1
PARCEL NO.: 03-10-200-003

The parties of record before the Property Tax Appeal Board are Wallace Ramsey, the appellant, and the Boone County Board of Review.

The subject property consists of an 80-acre farm parcel located in Caledonia Township, Boone County, Illinois. The subject property is improved with an owner occupied single-family dwelling and several farm buildings.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. The appellant's arguments focused on the subject property's home site, dwelling and farm buildings assessments. The evidence also disclosed subject property is an owner occupied residential property that was the subject matter of appeals before the Property Tax Appeal Board the prior years under docket numbers 03-001773.001-F-1 and 04-01747.001-F-1. In those appeals the Property Tax Appeal Board rendered decisions lowering the subject's homesite assessment to \$5,690 based on weight and equity of the evidence.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$64,934 was disclosed. In support of the subject's assessment, the board of review submitted sales and assessment data to demonstrate the subject property was uniformly assessed reflecting its fair cash value. The board of review's evidence further disclosed a 1.05% equalization factor was applied to all non-farm assessments within Caledonia Township for the 2005 assessment year. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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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 Boone County Board of Review is warranted. The correct assessed valuation of the property is:

<u>FARMLAND</u>	<u>HOMESITE</u>	<u>IMRPV.</u>	<u>OUTBLDG.</u>	<u>TOTAL</u>
\$10,190	\$5,975	\$30,989	\$10,567	\$57,721

Subject only to the State multiplier as applicable.

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 Property Tax Appeal Board further finds a reduction in the assessment of the subject property is warranted.

Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) the Board finds its 2003 and 2004 decisions shall be carried forward to the subsequent assessment year subject to equalization. Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in pertinent part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The record disclosed subject property is an owner occupied residential property that was the subject matter of appeals before the Property Tax Appeal Board the prior years under docket numbers 03-001773.001-F-1 and 04-01747.001-F-1. In those appeals the Property Tax Appeal Board rendered decisions lowering the subject's homesite assessment to \$5,690. The subject's improvement and outbuilding assessment were confirmed by the Board in those appeals. The record also disclosed the 2005 assessment year is the same general assessment period as the 2003 and 2004 assessment years. The evidence also shows a 1.05% equalization factor was applied to all non-farm assessments within Caledonia Township for the 2005 assessment year. The Property Tax Appeal Board finds this record contains no evidence disclosing the Board's decision for the 2003 and 2004 assessment years were reversed or modified upon review or that the subject property sold in an arm's length transaction establishing a fair cash value that is different from the fair cash value on which the Board's assessment was based. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior years' decisions plus application of the 1.05% equalization factor.

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: June 27, 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 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.