

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Philip Miller
DOCKET NO.: 06-00705.001-R-1
PARCEL NO.: 25-15-32-276-001

The parties of record before the Property Tax Appeal Board are Philip Miller, the appellant, and the Champaign County Board of Review.

The subject property consists of single-family dwelling located in Champaign County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board arguing overvaluation as the basis of the appeal. In support of this claim, the appellant submitted a settlement statement revealing the subject property was purchased for \$250,000 in June 2006. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$78,980, which reflects an estimated market value \$236,964 using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$86,640 was disclosed. The subject's assessment reflects an estimated market value of \$259,946 using the statutory level of assessment of 33.33%. Based on the subject's sale price, the board of review offered to reduce the subject's assessment to \$83,030, which reflects an estimated market value of \$249,115.

The appellant was notified of this suggested agreement and given thirty (30) days to respond if the offer was not acceptable. The appellant responded to the Property Tax Appeal Board by the established deadline and would only accept an assessment of \$78,980, in essence rejecting the board of review's proposed assessment.

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

(Continued on Next Page)

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

LAND:	\$	40,530
IMPR.:	\$	42,500
TOTAL:	\$	83,030

Subject only to the State multiplier as applicable.

finds a reduction in the subject property's assessment is warranted.

The appellant argued the subject property is overvalued. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179, 183, 728 N.E.2d 1256 (2nd Dist. 2000). The Board finds the appellant has met this burden. The parties submitted documentation evidencing the subject property's \$250,000 sale price in August 2006, which the Board finds is the best evidence of the subject property's fair market value. The subject property's assessment reflects an estimated market of \$259,946 using the statutory level of assessment of 33.33%, which is higher than its sale price. Thus, the Board finds a reduction in the subject's assessed valuation commensurate with the board of review's recommendation is appropriate.

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

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: October 26, 2007



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

Docket NO : 06-00705.001-R-1

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.