

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Mahammad Salahuddin
DOCKET NO.: 06-01111.001-C-1
PARCEL NO.: 19-2-08-21-12-203-025

The parties of record before the Property Tax Appeal Board are Mahammad Salahuddin, the appellant, and the Madison County Board of Review.

The subject property located in Wood River, Wood River Township, Illinois, consists of an approximately 27,500 square foot parcel on the southeast corner of Wood River Avenue and Edwardsville Road which has been improved with a 10 to 15 year old one-story structure of 947 square feet of commercial space utilized as a gas station/convenience store. The appellant claims overvaluation due to the property's sale price as of April 2006 for \$250,000 as the basis of the appeal.

The record contains documentation submitted by the appellant in support of the complaint including both a sale contract with a purchase price of \$250,000 and an appraisal stating an estimated fair market value as of October 2005 for the subject property of \$250,000. The evidence further revealed, however, that the appellant did not file a complaint with the board of review but filed an appeal directly to the Property Tax Appeal Board following receipt of the notice of an equalization factor.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final assessment was disclosed. After reviewing the appellant's evidence, the board of review agreed to reduce the subject's assessment by the amount of increase caused by the application of the equalization factor.

By letter from the Property Tax Appeal Board, the appellant was informed of the proposed stipulation by the board of review to reduce the assessment by the amount of increase caused by the application of the equalization factor. By letter dated September 27, 2007, the appellant rejected the proposed

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

LAND:	\$	16,370
IMPR.:	\$	78,760
TOTAL:	\$	95,130

Subject only to the State multiplier as applicable.

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stipulation and reiterated that the property's assessment should reflect the recent purchase price and, more importantly, appellant is seeking "justice regarding real estate tax of the above property."

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. Based upon the evidence submitted, the Board finds that a reduction in the subject's assessment is supported. However, the record indicates that the appellant did not file a complaint with the board of review but appealed the assessment directly to the Property Tax Appeal Board based on notice of an equalization factor. Since the appeal was filed after notification of an equalization factor, the amount of relief that the Property Tax Appeal Board can grant is limited. Section 1910.60(a) of the Official Rules of the Property Tax Appeal Board states in part:

If the taxpayer or owner of property files a petition within 30 days after the postmark date of the written notice of the application of final, adopted township equalization factors, the relief the Property Tax Appeal Board may grant is limited to the amount of the increase caused by the application of the township equalization factor. 86 Ill. Admin. Code §1910.60(a).

Additionally, section 16-180 of the Property Tax Code (35 ILCS 200/16-180) provides in pertinent part:

Where no complaint has been made to the board of review of the county where the property is located and the appeal is based solely on the effect of an equalization factor assigned to all property or to a class of property by the board of review, the Property Tax Appeal Board may not grant a reduction in the assessment greater than the amount that was added as the result of the equalization factor. [Emphasis added.]

These provisions mean that where a taxpayer files an appeal directly to the Property Tax Appeal Board after notice of application of an equalization factor, the Board cannot grant an assessment reduction greater than the amount of increase caused by the equalization factor. Villa Retirement Apartments, Inc. v. Property Tax Appeal Board, 302 Ill. App. 3d 745, 753 (4th Dist. 1999).

Furthermore, while the appellant's correspondence with the Property Tax Appeal Board has sought a reduction in the 'property taxes' associated with the subject property, the appellant is hereby advised that the Property Tax Appeal Board is without

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jurisdiction to determine the tax rate, the amount of a tax bill, or the exemption of real property from taxation. 86 Ill. Admin. Code §1910.10(f).

Based on a review of the evidence contained in the record, the Property Tax Appeal Board finds a reduction in the assessment of the subject property is supported. However, the reduction is limited to the increase in the assessment caused by the application of the 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: December 7, 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

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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.