

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Robert A. Marcus  
DOCKET NO.: 06-01215.001-R-1  
PARCEL NO.: 14-2-15-23-04-404-034

The parties of record before the Property Tax Appeal Board are Robert A. Marcus, the appellant; and the Madison County Board of Review.

The subject property consists of a ranch style dwelling of brick and vinyl exterior construction that contains 1,375 square feet of living area. The subject property has a full unfinished basement, central air conditioning and a two-car attached garage. The property is located in Glen Carbon, Edwardsville Township, Madison County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal of the subject property prepared by an Illinois certified appraiser. The appraiser developed the sales comparison approach in estimating the subject property had a market value of \$163,000 as of January 3, 2007. The appraisal also indicated the subject property had a contract sales price of \$170,000 based on a contract dated December 18, 2006. The evidence further revealed that the appellant filed the appeal directly to the Property Tax Appeal Board following receipt of the notice of an equalization factor. Based on this record the appellant requested the subject's assessment be reduced to reflect the pre-equalized assessment of \$49,440.

The Board of Review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$54,110 was disclosed. The subject's assessment reflects a market value of approximately \$162,390 using the 2006 three year median level of assessments for Madison County of 33.32%. The board of review argued the subject's assessment reflects a market value less than the appraised value; therefore, it requested the subject's assessment be confirmed.

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 the appeal. The Board further

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

LAND:	\$	6,660
IMPR.:	\$	47,450
TOTAL:	\$	54,110

Subject only to the State multiplier as applicable.

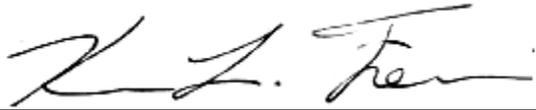
finds the evidence in the record does not support a reduction in the assessment of the subject property.

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 (3<sup>rd</sup> Dist. 2002). The Board finds the market value evidence submitted by the appellant supports the assessment of the subject property.

The Board finds the only market value evidence in the record is the appraisal submitted by the appellant estimating the subject property had a market value of \$163,000 as of January 1, 2007. The appraisal also indicated that the subject property had a contract sales price of \$170,000 based on a contract dated December 18, 2006. The subject's assessment of \$54,110 reflects a market value of approximately \$162,390 using the 2006 three year median level of assessments for Madison County of 33.32%. The subject's assessment reflects a market value less than the appraised value and less than the purported sales price. Based on this record the Property Tax Appeal Board finds that the assessment of the subject property as established by the board of review is correct and a reduction 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.

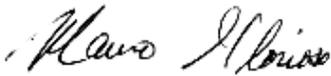
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Chairman



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Member



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Member



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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 27, 2009



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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.