

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Keith A. Miles  
DOCKET NO.: 06-01472.001-R-1  
PARCEL NO.: 17-2-20-04-08-201-090

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

The subject property consists of a two-story single family dwelling of frame and brick construction that contains 1,794 square feet of living area. The dwelling was constructed in 2002 with features that include a partial unfinished basement, central air conditioning and a two-car garage. The property is located in Granite City, Nameoki Township, Madison County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted documentation disclosing the subject property was purchased in May 2003 for a price of \$159,000. The appellant also explained that in September 2006, the board of review had reduced the assessment of the subject property to \$56,890. Subsequently, the board of review issued a Notice of Final Decision on Assessed Value increasing the assessment of the subject property from \$56,890 to \$59,140 based on the application of a township equalization factor of 1.0396. Based on this evidence the appellant requested the subject's assessment be reduced to \$56,890.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$59,140 was disclosed. The subject's assessment reflects a market value of approximately \$177,490 or \$98.94 per square foot of living area using the 2006 three year median level of assessments for Madison County of 33.32%.

The board of review initially argued the sale of the subject in May 2003 was too old to be reflective of market value as of the assessment date at issue. To demonstrate the subject's equalized assessment was reflective of market value, the board of review submitted information on four comparable sales. The comparables were improved with two-story dwellings of frame and brick construction that ranged in size from 1,696 to 2,021 square feet

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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:	\$	10,840
IMPR.:	\$	48,300
TOTAL:	\$	59,140

Subject only to the State multiplier as applicable.

of living area. The dwellings were constructed in 2004 and 2005 with features that include full or partial unfinished basements, central air conditioning, one fireplace and two-car garages. Three comparables were located along the same street and within the same block as the subject and all were located in the same subdivision as the subject. The sales occurred from July 2004 to October 2006 for prices ranging from \$163,000 to \$192,000 or from \$95.00 to \$100.55 per square foot of living area. These same comparables had improvement assessments ranging from \$45,770 to \$53,210 or from \$26.33 to \$28.96 per square foot of living area. The subject has an improvement assessment of \$48,300 or \$26.92 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's 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 the 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 (3<sup>rd</sup> 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 Property Tax Appeal Board finds the best evidence of market value in the record is the sales data provided by the board of review. The four comparables were similar to the subject in location, design, size, age and features. These properties sold from July 2004 to October 2006 for prices ranging from \$163,000 to \$192,000 or from \$95.00 to \$100.55 per square foot of living area. The subject's assessment of \$59,140 reflects a market value of approximately \$177,490 or \$98.94 per square foot of living area using the 2006 three year median level of assessments for Madison County of 33.32%, which is within the range and supported by these similar comparables. The Board further finds these same comparables had improvement assessments ranging from \$45,770 to \$53,210 or from \$26.33 to \$28.96 per square foot of living area. The subject has an improvement assessment of \$48,300 or \$26.92 per square foot of living area, which is within the range established by these similar properties.

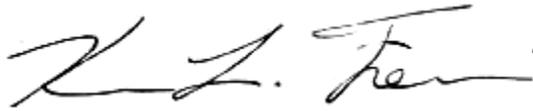
As a final point, the Board gives less weight to the sale of the subject since it occurred approximately 31 months prior to the assessment date at issue. The Board finds the sale of the subject is not as probative in establishing market value as are the sales provided by the board of review that occurred closer in time to January 1, 2006.

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 no change is 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.



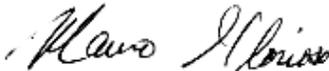
Chairman



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: July 28, 2009



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.