



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Robert Moulton
DOCKET NO.: 06-02580.001-R-1
PARCEL NO.: 11-53-03-200-002

The parties of record before the Property Tax Appeal Board are Robert Moulton, the appellant, and the Greene County Board of Review.

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

LAND: \$1,565
IMPR.: \$64,575
TOTAL: \$66,140

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story single family dwelling of brick exterior construction that contains 2,796 square feet of ground floor living area. Features of the home include a full basement, central air conditioning, a fireplace and a three-car attached garage. The dwelling is approximately 15 years old. The subject property has approximately 3.00 acres of land. The property is located in White Hall, White Hall Township, Greene County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant provided descriptions, photographs and sales data on five comparables. The comparables were improved with one-story dwellings of frame or brick construction that ranged in size from 1,650 to 2,300 square feet of living area. The dwellings ranged in age from 6 to 52 years old. Four comparables had basements with two being finished, each comparable has central air conditioning, four comparables have fireplaces and each comparable has an attached 2 or 3-car garage with one having an additional one-car detached garage. The appellant described the comparables as from having a "large

lot" to approximately 13 acres. The comparables sold from October 2004 to March 2007 for prices ranging from \$95,000 to \$168,000 or from \$55.95 to \$101.82 per square foot of living area, land included. Based on this record the appellant requested the subject's assessment be reduced to \$50,000, which reflects a market value of approximately \$150,000 or \$53.65 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeals" wherein its final assessment of the subject totaling \$66,140 was disclosed. The subject's assessment reflects a market value of \$196,787 or \$70.38 per square foot of living area, land included, using the 2006 three year median level of assessments for Greene County of 33.61%.

In support of the assessment the board of review submitted a copy of the subject's property record card and an appraisal prepared by Steve Clausen, a State of Illinois Certified General Real Estate Appraiser. Clausen provided a schematic of the dwelling used to calculate the size of the home to be 2,796 square feet of living area. In estimating the market value of the subject property the appraiser developed both the cost approach and the sales comparison approach. Under the cost approach the appraiser estimated the subject property had a market value of \$210,000.

Under the sales comparison approach the appraiser relied upon three sales improved with one-story dwellings that ranged in size from 1,912 to 3,068 square feet of living area. Each comparable has a full basement, central air conditioning and a two or three-car attached garage. One comparable has a fireplace. The dwellings range in age from 6 to 27 years old. Comparable #1 also has a 2,400 square foot machine shed and a grain bin. Comparable #3 also has a pole shed. These properties have parcels that range in size from 1.26 to 2.53 acres. The sales occurred from March 2006 to December 2007 for prices ranging from \$142,000 to \$189,000 or from \$46.28 to \$98.85 per square foot of living area, land included. After making the adjustments to the comparables for differences from the subject the appraiser was of the opinion these properties had adjusted prices ranging from \$178,322 to \$232,183. The appraiser concluded the subject had an estimated value under the sales comparison approach of approximately \$201,000.

In reconciling the two approaches to value, the appraiser gave most weight to the cost approach and estimated the subject property had a market value of \$211,000 as of January 1, 2006.

In rebuttal the appellant asserted the appraiser's comparables were not very close to the subject property. He also questioned the adjustments used by the appraiser.

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 (3rd Dist. 2002). The Board finds the market data in the record supports the assessment of the subject property.

The Board finds the subject property has a total assessment of ahs a \$66,140. The subject's total assessment reflects a market value of \$196,787 or \$70.38 per square foot of living area, land included, using the 2006 three year median level of assessments for Greene County of 33.61%.

In support of their respective positions the appellant submitted information on five comparable sales and the board of review submitted an appraisal of the subject property estimating the subject had a market value of \$211,000 as of January 1, 2006. In determining the correct assessment of the subject property, the Property Tax Appeal Board gives most weight to the comparable sales in the record. The Board finds appellant's comparable sales #2, #3 and #4 and board of review comparable sales #1 and #2 are the best sales in the record due to size and age. The Board further finds that appellant's comparable sale #3 is the same comparable sale as board of review comparable #2. The four comparables sold from April 2005 to December 2007 for prices ranging from \$147,200 to \$189,000 or from \$71.08 to \$101.82 per square foot of living area, land included. The comparable that was common to both parties sold for a price of \$165,000 or \$83.76 per square foot of living area, land included. The Board finds the subject's assessment reflects a market value of \$70.38 per square foot of living area, land included, which is below the range on a per square foot basis of the best comparable sales in the record. After considering adjustments and the differences in both parties' comparables sales, the Board finds the subject's assessment is reflective of the subject's market value and the property's assessed valuation as established by the board of review is correct.

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario M. Louie

Member

Shawn R. Lerski

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 18, 2010

Allen Castrovillari

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.