FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Dennis Dylo
DOCKET NO.: 07-06080.001-R-1
PARCEL NO.: 03-00-053-100

The parties of record before the Property Tax Appeal Board are Dennis Dylo, the appellants; and the Putnam 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 **Putnam** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	$ 9,827
IMPR.:	$ 49,012
TOTAL:	$ 58,839

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a residential property located in Putnam County, Senachwine Township, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming the subject's assessment in not reflective of its fair market value. In support of this claim, the appellant submitted an appraisal of the subject property prepared by a state licensed appraiser. Using the sales comparison approach to value, the appraisal estimated the subject property had a fair market value of $206,000 as of March 19, 2007. Based on this evidence, the appellant requested a reduction in the subject's total assessment to $53,912, which reflects an estimated market value of approximately $161,736.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of $58,839 was disclosed. The subject's assessment reflects an estimated market value of $176,165 using Putnam County's 2007 three-year median level of assessments of 33.40%.

In its response letter to the appeal, the board of review indicated it "will not stipulate on this docket. We feel our decision on the value of the land is fair and equitable". The board of review also submitted map of the properties surrounding the subject to demonstrate uniformity of land assessments. The properties have land assessments $9,827, identical to the subject. Thus, 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 this appeal. The Board further finds no reduction in the subject's assessment is warranted.

The appellant argued the subject property was 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 not overcome this burden.

The appellant submitted an appraisal of the subject property that estimated a fair market value of $206,000 as of march 19, 2007. The subject's assessment reflects an estimated market value of $176,165, which is considerably less than the appraisal. Therefore, no reduction in the subject's assessment 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: May 21, 2010

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.