



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

APPELLANT: BLT Companies
DOCKET NO.: 07-06626.001-C-1 through 07-06626.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are BLT Companies, the appellant, by attorney Mitchell L. Klein, of Schiller Klein PC in Chicago, and the Douglas County Board of Review.

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

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-06626.001-C-1	09-08-02-200-031	63,239	0	\$63,239
07-06626.002-C-1	09-08-02-200-032	64,860	0	\$64,860

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of two vacant lots of 2.976 and 3.037-acres of land each, respectively, located in Tuscola Township, Douglas County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this overvaluation argument, the appellant submitted an appraisal estimating the subject property had a combined market value of \$395,000 as of January 1, 2005. The appellant's appeal petition indicates the subject parcels have a combined land assessment of \$158,446, which reflects an estimated market value of \$488,578 using Douglas County's 2007 three-year median level of assessments of 32.43%. Based on this evidence, the appellant requested a reduction in the subject's total assessed valuation to \$126,593 or a market value of approximately \$379,779.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject 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. The Board further finds the evidence in the record supports reductions in the assessments of the subject parcels.

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 appellant met this burden of proof and reductions in the subject's assessments are warranted.

The appellant argued the subject's assessments were not reflective of the properties' fair market value based on an appraisal report wherein the subject parcels were estimated to have fair market values of \$195,000 and \$200,000, respectively, as of January 1, 2005. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code Sec. 1910.40(a) and 1910.69(a)). The assessments of the subject parcels reflect a total estimated market value of \$488,578, which is considerably higher than the appraisal submitted by the appellant. Therefore, reductions in the subject's assessments are warranted. Since market value has been determined, the 2007 three-year median level of assessments in Douglas County of 32.43% shall apply. (86 Ill.Admin.Code 1910.50(a)).

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. Lerbis

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: April 22, 2011

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.