FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Alexander K. Phillips
DOCKET NO.: 07-06660.001-F-1
PARCEL NO.: 09-000-296-00

The parties of record before the Property Tax Appeal Board are Alexander K. Phillips, the appellant, by attorney David D. Albee in Galena, and the Jo Daviess 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 **Jo Daviess** County Board of Review is warranted. The correct assessed valuation of the property is:

F/Land:	$625
Homesite:	$0
Residence:	$0
Outbuildings:	$0
TOTAL:	$625

Subject only to the State multiplier as applicable.

ANALYSIS

On July 19, 2013, the Property Tax Appeal Board rendered a decision reclassifying the subject property from residential to farm in accordance with relevant provisions of the Property Tax Code. The Jo Daviess County Board of Review was ordered to compute a farmland assessment and certify said assessment to the Property Tax Appeal Board. By correspondence dated September 6, 2013, the board of review reported that a Certificate of Error was executed changing the subject parcel to all farmland. A copy of the Certificate of Error dated August 2, 2013 was attached to the correspondence.

After reviewing the board of review's revised assessment, the Property Tax Appeal Board finds that it is proper.

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: October 18, 2013

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.