



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

APPELLANT: Alvaro Hernandez  
DOCKET NO.: 08-00585.001-R-1  
PARCEL NO.: 45-20-23-333-010

The parties of record before the Property Tax Appeal Board are Alvaro Hernandez, the appellant, and the Champaign 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 Champaign County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$16,120  
**IMPR.:** \$57,480  
**TOTAL:** \$73,600

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a two-story frame single-family dwelling that contains 2,123 square feet of living area. Features include a crawl-space foundation, central air conditioning, a fireplace, and an attached two-car garage. The property is located in Champaign, City of Champaign Township, Champaign County.

The appellant claims overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on the October 2008 purchase price of the subject property for \$201,000. As stated on the appeal form in Section IV, the property was reportedly advertised prior to sale for one month with the Multiple Listing Service and was purchased from "Prudential Relocation." The parties to the transaction were not related and a Realtor was involved in the sale. Appellant also submitted a copy of the Settlement Statement reflecting the sale price of \$201,000. In further support of the overvaluation argument, the appellant submitted a copy of an appraisal of the subject property prepared in relation to the purchase

transaction. The appraiser opined a value of the subject property as of September 5, 2008 of \$201,000 which was the same as the pending offer to purchase for \$201,000 at the time the appraisal was prepared. The evidence further revealed that the appellant filed this appeal directly to the Property Tax Appeal Board following receipt of the notice of a township equalization factor issued by the board of review.<sup>1</sup>

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. Thus, the Champaign County Board of Review was found to be in default on February 8, 2011, pursuant to section 1910.69(a) of the Official Rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910.69(a))

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. Based upon the evidence submitted by the appellant, the Property Tax Appeal Board finds that a reduction in the subject's assessment is supported, but the Board may not issue the reduction suggested by the appellant in this matter to a total assessment of \$67,720.

It is clear that the appellant did not file a complaint with the board of review, but appealed the assessment directly to the Property Tax Appeal Board based on notice of an equalization factor. Since the appeal was filed after notification of an equalization factor, the amount of relief that the Property Tax Appeal Board can grant is limited.

Section 1910.60(a) of the Official Rules of the Property Tax Appeal Board states in part:

If the taxpayer or owner of property files a petition within 30 days after the postmark date of the written notice of the application of final, adopted township equalization factors, the relief the Property Tax Appeal Board may grant is limited to the amount of the increase caused by the application of the township equalization factor. (86 Ill.Admin.Code, §1910.60(a))

[Emphasis added.] Additionally, section 16-180 of the Property Tax Code (35 ILCS 200/16-180) provides in pertinent part:

Where no complaint has been made to the board of review of the county where the property is located and the appeal is based solely on the effect of an equalization factor assigned to all property or to a class of property by the board of review, the Property Tax Appeal Board may not grant a reduction in the

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<sup>1</sup> The notice dated February 6, 2009 indicated that a 1.0290 factor was applied to every non-farm parcel in City of Champaign Township raising the subject's total assessment from \$73,600 to \$75,730.

assessment greater than the amount that was added as the result of the equalization factor.

[Emphasis added.] These provisions mean that where a taxpayer files an appeal directly to the Property Tax Appeal Board after notice of application of an equalization factor, the Board cannot grant an assessment reduction greater than the amount of increase caused by the equalization factor. Villa Retirement Apartments, Inc. v. Property Tax Appeal Board, 302 Ill. App. 3d 745, 753 (4<sup>th</sup> Dist. 1999).

Based on a review of the evidence contained in the record, the Property Tax Appeal Board finds a reduction in the assessment of the subject property is supported. However, the reduction is limited to the increase in the assessment caused by the application of the equalization factor.

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 Morris*

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: March 18, 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.