



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

APPELLANT: Treefon Siampos
DOCKET NO.: 08-01271.001-C-1
PARCEL NO.: 23-2-08-18-09-202-014

The parties of record before the Property Tax Appeal Board are Treefon Siampos, the appellant, and the Madison 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 **Madison** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND: \$2,620
IMPR.: \$22,100
TOTAL: \$24,720**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 5,663 square foot parcel improved with a two-story brick constructed commercial building that contains 2,592 square feet of ground floor area. The building is approximately 80 years old. The property is located in Alton, Alton Township, Madison County.

The appellant submitted a commercial appeal form contending assessment equity as the basis of the appeal. In support of this argument the appellant submitted information on three comparables. The appellant described the comparables as being improved with two-story buildings of brick or brick and siding construction. The comparables range in size from 846 to 1,215 square feet of ground floor area.¹ The appellant indicated the subject had four apartments while the comparables had three apartments. The comparables have improvement assessments, prior to equalization, ranging from \$5,060 to \$17,370 or from \$5.48 to \$14.30 per square foot of ground floor building area. The appellant indicated the subject had an improvement assessment,

¹ The ground floor building area is derived from the property record cards for the subject and the comparables submitted by the appellant.

prior to equalization, of \$21,280 or \$8.21 per square foot of ground floor building area.² The appellant submitted a copy of the decision issued by the board of review reducing the subject's assessment from \$37,320 to \$23,800.

In a written submission the appellant asserted that the subject's monthly property tax bill exceeded 50% of the actual monthly income for the subject. The appellant further asserted his comparable #1 was a vacant dilapidated building that sold in May 2006 for \$62,000, although he questioned the validity of the sale. The appellant further was of the opinion the subject had a fair market value of \$54,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final equalized assessment of the subject was disclosed. The board of review indicated subject had an equalized improvement assessment of \$22,100 or \$4.18 per square foot of total building area. The board of review asserted the subject is a two story building with 5,293 square feet of building area and an improvement assessment, prior to equalization, of \$21,280 or \$4.02 per square foot of building area. It also noted the comparables had improvement assessments prior to equalization ranging from \$2.74 to \$7.15 per square foot of total building area. The board contended no reduction was warranted.

In rebuttal the appellant questioned the size of the subject as reported by the board of review contending only the first floor area is used for valuation and comparison purposes. The appellant also asserted only 25% of the internal building is being rented.

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 of the subject's assessment.

The appellant contends assessment inequity as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data the Board finds a reduction is not warranted.

Initially, the Board finds the best evidence of the size of the subject and comparables are the property record cards submitted by the appellant. The Board will also compare the properties on

² The assessments for the comparables and the subject are prior to the application of a 1.0383 township equalization factor.

a ground floor building area basis. The record contains descriptions and assessment information on three comparables in support of a lack of uniformity argument. The comparables had improvement assessments, prior to equalization, ranging from \$5,060 to \$17,370 or from \$5.48 to \$14.30 per square foot of ground floor building area. The subject has an improvement assessment of \$21,280 or \$8.21 per square foot of ground floor building area. The record further disclosed that the board of review applied a township equalization factor of 1.0383. The comparables had equalized improvement assessments ranging from \$5.69 to \$14.85 per square foot of ground floor building area. The subject has an equalized improvement assessment of \$22,100 or \$8.53 per square foot of ground floor building area. The Board finds the subject's equalized improvement assessment is within the range established by the comparables. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject was being inequitably assessed.

The Board further finds the appellant did not submit sufficient evidence to challenge the subject's assessment based on a market value contention.

In conclusion the Board finds a reduction in the subject's assessment is not 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.

Ronald R. Guit

Chairman

Member

Mark Morris

Member

Member

William 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: September 24, 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.