



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

APPELLANT: Todd Atkins
DOCKET NO.: 08-01568.001-C-1
PARCEL NO.: 45-20-23-177-004

The parties of record before the Property Tax Appeal Board are Todd Atkins, the appellant, by attorney Robert W. McQuellon III in Peoria, and the Champaign 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 Champaign County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND: \$22,580
IMPR: \$88,710
TOTAL: \$111,290**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with an approximately 25-year old, one and one-half-story single-family dwelling of brick exterior construction containing 3,300 square feet of living area. Features of the home include a full partially finished basement, a three-car garage and a pool with landscaping. The property is located in Champaign, City of Champaign, Champaign County.

The appellant's appeal is based on overvaluation of the subject property. In support of this market value argument, the appellant submitted information on a cost approach to value. The cost approach used the subject's assessment to arrive at a land value of \$67,740. Using the Marshall & Swift Calculator Method, the cost analysis analyzed replacement cost new for a 1,970 square foot bath house, a 1,970 square foot basement, and a 780 square foot garage. Using the Marshall base cost for those items, a current multiplier of .98 and a local multiplier of 1.05, these three components reflected a replacement cost new of \$334,898. To this figure, physical depreciation of \$139,541 was calculated using the age/life method resulting in a depreciated value of these three improvements of \$195,357. Next, a value for

site improvements of \$30,000 was added to account for the pool and landscaping. Thus, under the cost approach, the analysis concluded an estimated a market value of \$288,097 for the subject utilizing a 'residual value of site improvements' of \$25,000. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$75,000 or a market value of approximately \$225,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final equalized assessment of \$114,520 was disclosed. The subject's assessment reflects an estimated market value of \$344,317 or \$104.34 per square foot of living area including land using the 2008 three-year median level of assessments for Champaign County of 33.26%.

In support of the subject's assessment, the board of review presented limited descriptions and sales data on three comparable properties with adjustments for differences.¹ The comparables are located from 1 to 3-miles from the subject and consist of one and one-half-story brick or brick and frame dwellings. Two of the comparables were located on a lake view. The dwellings range in size from 2,718 to 3,021 square feet of living area. Each has a basement which is partially finished and a two-car or three-car garage. None of the comparables have a pool. These comparables sold between January 2008 and July 2009 for prices ranging from \$336,000 to \$346,000 or from \$114.53 to \$126.93 per square foot of living area including land.

Adjustments are set forth for differences in view, room count, dwelling size, basement size, rooms below grade, garage size and lack of a pool. After this analysis, the adjusted sales prices were reported to range from \$337,400 to \$361,400 or from \$111.68 to \$132.97 per square foot of living area including land. On the document, it is stated that most weight was given to sales #1 and #3 to arrive as an estimated market value of \$348,000 for the subject as of March 9, 2010. Based on this evidence, 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 a reduction in the subject's assessment is not warranted.

The appellant contends the assessment of the subject property is excessive and not reflective of its market value. 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). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or

¹ The sales data was presented on page 1 of a 3-page appraisal form. No signature and other characteristics of an actual appraisal report were presented.

recent construction costs of the subject property. *Official Rules of the Property Tax Appeal Board*, 86 Ill. Admin. Code Sec. 1910.65(c). The Board finds the appellant has not overcome this burden.

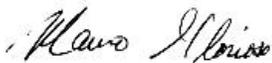
The appellant submitted a cost analysis of the subject property. However, the Property Tax Appeal Board finds the entire premise of the cost analysis is fatally flawed as it analyzes only a 'bath house' with a basement and a garage of 1,970 square feet of building area. In contrast, the board of review reported the subject is a one and one-half-story single-family brick dwelling of 3,300 square feet of living area. Based on the incorrect description of the subject property, the Board finds that the appellant has not supplied sufficient evidence to conclude that the subject property is overvalued and therefore no reduction in the subject's assessment is warranted on this record.

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



Acting 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: November 18, 2011



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.