



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

APPELLANT: Wendi & Scott Sellers
DOCKET NO.: 08-04473.001-R-1
PARCEL NO.: 09-2-22-09-07-204-040

The parties of record before the Property Tax Appeal Board are Wendi & Scott Sellers, the appellants, 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: \$4,480
IMPR.: \$29,200
TOTAL: \$33,680

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 9-year old, one-story dwelling of frame construction containing 1,019 square feet of living area. The home features central air conditioning and is located in Troy, Jarvis Township, Madison County.

The appellants' appeal is based on overvaluation of the subject property. In support of this market value argument, the appellants submitted information on three sales comparables located within ½-mile of the subject property. The properties were improved with one-story frame or frame and masonry dwellings that range in age from 9 to 17 years old for consideration. The comparables range in size from 1,092 to 1,183 square feet of living area. Each dwelling features central air conditioning and a garage. One comparable also has a fireplace. The sales occurred from July 2007 to April 2009 for prices ranging from \$116,500 to \$119,000 or from \$100.17 to \$108.97 per square foot of living area including land. At the bottom of the grid analysis, the appellants also reported the actual property taxes

owed on the subject and each of the comparables where the subject has the highest tax bill.¹

Based on this evidence, the appellants requested a reduction in the subject's total assessment to \$27,580 or a market value of approximately \$82,740 or \$81.20 per square foot of living area including land.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final equalized assessment of \$33,680 was disclosed. The subject's assessment reflects an estimated market value of \$102,122 or \$100.22 per square foot of living area including land using the 2008 three-year median level of assessments for Madison County of 32.98%.

In support of the subject's assessment, the board of review made minor corrections to the data in the appellants' grid analysis and asserted that the subject's estimated market value based on its assessment is below the sales prices of the comparables.

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 appellants contend 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). The Board finds the evidence in the record does not support a reduction in the subject's assessment.

There are three comparable sales set forth in this record which are similar to the subject in size, design, exterior construction, location and/or age. These comparables sold between July 2007 and April 2009 for prices ranging from \$100.17 to \$108.97 per square foot of living area including land. The subject's assessment reflects a market value of approximately \$102,122 or \$100.22 per square foot of living area including land which is within the range established by the most similar comparables on a per square foot basis. After considering the most comparable sales on this record, the Board finds the appellants did not demonstrate the subject property's assessment to be excessive in relation to its market value and a reduction in the subject's assessment is not warranted on this record.

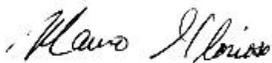
¹ The Property Tax Appeal Board is without jurisdiction to determine the tax rate, the amount of a tax bill, or the exemption of real property from taxation. (86 Ill. Admin. Code, Sec. 1910.10(f)).

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.