



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

APPELLANT: Brian & Annette Hodge
DOCKET NO.: 08-05199.001-R-1
PARCEL NO.: 02-2-18-20-00-000-018

The parties of record before the Property Tax Appeal Board are Brian & Annette Hodge, 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: \$10,440
IMPR.: \$66,680
TOTAL: \$77,120

Subject only to the State multiplier as applicable.

ANALYSIS

The subject 38,612 square foot parcel of land is improved with an 8-year old, one-story dwelling of frame and masonry construction containing 1,812 square feet of living area. The home features a full unfinished basement, central air conditioning, a fireplace, and a 1,026 square foot garage. The property is located in Highland, Saline 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 current listings located within 1-mile of the subject. The comparables contain either 10,000 square feet of land area or approximately 1.5-acres of land area. Each is improved with a one-story frame and masonry dwelling that range in age from 2 to 7 years old. The comparables range in size from 1,502 to 3,256 square feet of living area. Each comparable features a basement, one of which is fully finished, central air conditioning, and a garage of either 400 or 600 square feet of building area. The listing prices range from \$179,900 to \$224,900 or from \$69.07 to \$126.43 per square foot of living area including land. Based on this

evidence, the appellants requested a reduction in the subject's total assessment to \$66,350 or a market value of approximately \$119,050 or \$109.85 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 \$77,120 was disclosed. The subject's assessment reflects an estimated market value of \$233,839 or \$129.05 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 presented descriptions and sales data on three comparable properties located in the same neighborhood code assigned by the assessor as the subject. The comparables consist of one-story frame and masonry dwellings that range in age from 4 to 8 years old. The dwellings range in size from 1,691 to 1,842 square feet of living area. Each comparable has a full basement, two of which are fully finished, along with central air conditioning, a fireplace and a garage ranging in size from 691 to 975 square feet of building area. These comparables sold between June 2007 and August 2009 for prices ranging from \$259,900 to \$285,000 or from \$148.18 to \$161.15 per square foot of living area including land. The board of review further adjusted comparables #2 and #3 for the basement finish and carried that adjustment through to the sale price resulting in adjusted sales prices of \$142.87 and \$153.67 per square foot of living area including land, respectively. 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.

The parties submitted a total of six comparable sales or listings for the Board's consideration. The Board has given less weight to appellant's comparable #1 due to its substantially larger dwelling size. The Board finds the remaining five comparables submitted by both parties were most similar to the subject in size, design, exterior construction, location and/or age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables sold or were listed for prices ranging from \$118.20 to \$161.15 per square foot of living area including land. The subject's assessment

reflects a market value of approximately \$233,839 or \$129.05 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. The subject's estimated market value appears justified given its lack of a finished basement, similar to appellants' comparables #2 and #3. 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.

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

[Handwritten Signature]

[Handwritten Signature]

Member

Member

[Handwritten Signature]

[Handwritten Signature]

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

[Handwritten Signature]

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.