



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

APPELLANT: Donald Woelfel
DOCKET NO.: 08-05429.001-R-1
PARCEL NO.: 19-2-08-01-15-402-002

The parties of record before the Property Tax Appeal Board are Donald Woelfel, 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: \$4,310
IMPR.: \$29,610
TOTAL: \$33,920

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 32-year old, one-story dwelling of frame and masonry construction containing 1,440 square feet of living area with a concrete slab foundation, central air conditioning, and a fireplace. The property is located in Bethalto, Wood River Township, Madison County.

The appellant's appeal appears to be based on overvaluation of the subject property as the appellant submitted information on four comparable sales. The four properties were improved with one-story frame and masonry dwellings that range in age from 29 to 45 years old. The comparables range in size from 928 to 1,040 square feet of living area. Each comparable features central air conditioning and a one-car or two-car garage. The sales occurred from June 2007 to February 2009 for prices ranging from \$70,000 to \$89,000 or from \$69.44 to \$92.56 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$32,300 or a market value of approximately \$96,900 or \$67.29 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 \$33,920 was disclosed. The subject's assessment reflects an estimated market value of \$102,850 or \$71.42 per square foot of living area including land using the 2008 three-year median level of assessments for Madison County of 32.98%.

In response to the appeal, the board of review reported that each of the appellant's suggested comparable sales was an arm's-length transaction and that each dwelling featured either a concrete slab foundation or a crawl-space foundation. Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its assessment which falls within the range of the comparables presented.

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

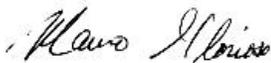
The appellant submitted four suggested comparable sales for the Board's consideration. While each of these comparables was substantially smaller than the subject dwelling, the Board finds the comparables were similar to the subject in design, exterior construction, location and age. These comparables sold between June 2007 and February 2009 for prices ranging from \$70,000 to \$89,000 or from \$69.44 to \$92.56 per square foot of living area including land. The subject's assessment reflects a market value of approximately \$102,850 or \$71.42 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 appellant 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



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.