FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Three Z Printing Company
DOCKET NO.: 08-05796.001-C-3
PARCEL NO.: 12-12-023-012

The parties of record before the Property Tax Appeal Board are Three Z Printing Company, the appellant, by attorney Clark R. Mills of the Mills Law Office in Springfield; and the Effingham County Board of Review. [1]

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds ***a reduction*** in the assessment of the property as established by the **Effingham** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	$146,940
IMPR.:	$1,103,060
TOTAL:	$1,250,000

Subject only to the State multiplier as applicable.

ANALYSIS

The subject consists of a 440,956 square foot facility that was built in stages from 1977 through 2003. The building has clear ceiling heights ranging from 10 to 25 feet. The improvements are located on a 26.41 acre site in Teutopolis, Teutopolis Township, Effingham County.

The property in this appeal was the subject matter of an appeal before the Property Tax Appeal Board for the prior year under Docket No. 07-04641.001-C-3. In that appeal, the Property Tax Appeal Board reached a decision reducing the assessment of the subject property to $1,250,000 based upon equity and the weight

[1] Although requested to do so by correspondence dated June 18, 2010 and November 10, 2010, the Effingham County Board of Review failed to provide a certificate to the Property Tax Appeal Board demonstrating that taxing districts were notified of the appeal as required by Section 1910.40(f) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.40(f)) and Section 16-180 of the Property Tax Code (35 ILCS 200/16-180).

of the evidence in the record as presented by the parties to the appeal.

As in the 2007 appeal, the appellant contends overvaluation as the basis of the appeal. In support of this market value argument the appellant submitted a market analysis prepared by licensed real estate appraiser Steph Hysler. Using seven comparable sales and two listings, Hysler estimated the subject property had a market value of $3,750,000 as of January 1, 2006. The appellant also submitted a copy of the board of review notice of final decision establishing a total assessment for the subject property of $1,675,890. The subject's total assessment reflects a market value of approximately $5,061,583 using the 2008 three year median level of assessments for Effingham County of 33.11%.

Based on this evidence the appellant requested the subject's assessment be reduced to $1,250,000.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

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 the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. 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 appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant in this appeal submitted a market analysis estimating the subject property had a market value of $3,750,000 as of January 1, 2006. The Board finds this is the only evidence of market value in the record. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910.40(a)). The subject's total assessment of $1,675,890 reflects a market value of approximately $5,061,583 when using the 2008 three year median level of assessments for Effingham County of 33.11%, which is excessive in light of the appellant's evidence.

Based on this record the Board finds a reduction in the subject's assessment commensurate with the appellant's request is appropriate.

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

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: February 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.