



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

APPELLANT: Petersen Health Care II, Inc.
DOCKET NO.: 08-06013.001-C-1
PARCEL NO.: 07-30-404-011-0000

The parties of record before the Property Tax Appeal Board are Petersen Health Care II, Inc., the appellant, by attorney Jason M. Crowder of the Peterson Companies, Peoria; and the Jefferson County Board of Review.

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 Jefferson County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$15,000
IMPR.: \$15,050
TOTAL: \$30,050

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story building with an effective age of 25 years. The structure has 12,510 square feet of building area with a 2,708 square foot basement. The building is situated on a 1.48 acre or 64,400 square foot site. The building was used and licensed as a 64-bed intermediate care facility that was closed in 2005. The building was decertified as an intermediate care facility in March 2007 by the State of Illinois. As of January 1, 2008, the subject building was vacant.

The appellant submitted evidence before the Property Tax Appeal Board claiming the subject's assessment is not reflective of fair market value. In support of the overvaluation argument, the appellant submitted an appraisal of the subject property prepared by a state licensed appraiser. The appraiser developed the sales comparison approach to value in estimating fair market value for the subject property of \$95,000 as of January 1, 2008. Based on this evidence, the appellant requested a reduction in the subject's assessed valuation.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$156,087 was disclosed. The subject's assessment reflects an estimated market value of \$493,462 using Jefferson County's 2008 three-year median level of assessments of 31.63%. The board of review requested and was granted 120 days to submit evidence in support of the subject's assessment. The board of review did not submit any evidence in support of its assessed valuation of the subject property as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board or refute the valuation evidence submitted by the appellant. (86 Ill.Adm.Code §1910.40(a)). The board of review did submit certification that all affected taxing districts was notified of the appeal giving opportunity to intervene in this appeal. No affected taxing districted intervened in this appeal.

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 property's assessment is warranted.

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

The appellant in this appeal submitted an appraisal estimating the subject property had a fair market value of \$95,000 as of January 1, 2008. The board of review did not submit any evidence in support of its assessment of the subject property as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board or to refute the valuation evidence submitted by the appellant. (86 Ill.Adm.Code §1910.40(a)). The Board finds the best and only evidence of the subject property's fair market value contained in this record is the appraisal submitted by the appellant. The appraisal report conveyed an estimated fair market value for the subject property of \$95,000 as of January 1, 2008. The subject property's final assessment reflects an estimated market value of \$493,462, which is considerably greater than the appraised value submitted by the appellant. Therefore, a reduction in the subject property's assessment is warranted. Since fair market value has been established, Jefferson County's 2008 three-year median level of assessments of 31.63% shall apply.

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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

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: January 20, 2012

Allen Castrovillari

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.