



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

APPELLANT: Ron Perry & Liane Woodruff  
DOCKET NO.: 08-06211.001-R-1  
PARCEL NO.: 08-05.0-401-019

The parties of record before the Property Tax Appeal Board are Ron Perry & Liane Woodruff, the appellants; and the St. Clair 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 St. Clair County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND: \$14,554  
IMPR.: \$78,981  
TOTAL: \$93,535**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a two-story single family dwelling of brick and vinyl siding exterior construction that contains 3,450 square feet of living area. The subject has a full basement, central air conditioning, a fireplace and a three car attached garage. The property is located in Swansea, St. Clair Township, St. Clair County.

The appellants claim overvaluation and assessment inequity as the basis of the appeal. In support of this argument the appellants submitted assessment and sales data on four comparable properties located in the same subdivision as the subject property. The appellants indicated the comparables had the same floor plan as the subject and each had 3,450 square feet of living area. Each comparable had a basement, central air conditioning, one fireplace and a garage with either 400 or 600 square feet of building area. The comparables were reported to have sold from February 2006 to May 2007 for prices ranging from \$227,007 to \$294,547 or from \$65.80 to \$85.38 per square foot of living area. These same comparables were reported to have improvement assessments that ranged from \$51,117 to \$72,979 or from \$14.82 to \$21.15 per square foot of above grade living area. The evidence

further revealed that the appellants filed the appeal directly to the Property Tax Appeal Board following receipt of the notice of a township equalization factor issued by the board of review increasing the assessment from \$93,535 to \$97,650.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final assessment of \$97,650 was disclosed. The subject's assessment reflects a market value of approximately \$292,950 or \$84.91 per square foot of living area. The subject has an improvement assessment of \$82,456 or \$23.90 per square foot of living area. The board of review further indicated in its submission that a certificate of error was issued in 2008 reducing the subject's assessment to \$92,917, which is below the subject's pre-equalized assessment. In light of the issuance of the certificate of error, the board of review requested the appeal be dismissed.

The appellants responded to the board of review's dismissal request indicating the value of the subject as reflected by the assessment is nowhere near the actual value of the subject property. They stated they were asking for a modest reduction in the subject's assessment to reflect a market value of \$241,000.

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. Based upon the evidence submitted, the Board finds that a reduction in the subject's assessment is supported. However, the record indicates that the appellants appealed the assessment directly to the Property Tax Appeal Board based on notice of a township equalization factor issued by the board of review. Since the appeal was filed after notification of an equalization factor, the amount of relief that the Property Tax Appeal Board may grant is limited. Section 1910.60(a) of the Official Rules of the Property Tax Appeal Board states in part:

If the taxpayer or owner of property files a petition within 30 days after the postmark date of the written notice of the application of final, adopted township equalization factors, the relief the Property Tax Appeal Board may grant is limited to the amount of the increase caused by the application of the township equalization factor. 86 Ill.Admin.Code §1910.60(a).

Additionally, section 16-180 of the Property Tax Code (35 ILCS 200/16-180) provides in pertinent part:

Where no complaint has been made to the board of review of the county where the property is located and the appeal is based solely on the effect of an equalization factor assigned to all property or to a class of property by the board of review, the Property Tax Appeal Board may not grant a reduction in the

assessment greater than the amount that was added as the result of the equalization factor.

These provisions mean that where a taxpayer files an appeal directly to the Property Tax Appeal Board after notice of application of an equalization factor, the Board cannot grant an assessment reduction greater than the amount of increase caused by the equalization factor. Villa Retirement Apartments, Inc. v. Property Tax Appeal Board, 302 Ill.App.3d 745, 753 (4<sup>th</sup> Dist. 1999). Based on a review of the evidence contained in the record, the Property Tax Appeal Board finds a reduction in the assessment of the subject property is supported. However, the reduction is limited to the increase in the assessment caused by the application of the township equalization factor.

The evidence in the record further indicated that subsequent to the notice of final decision issued by the board of review a Certificate of Error was issued reducing the assessment to \$92,917, which is less than the subject's pre-equalized assessed value.<sup>1</sup> Nevertheless, this Board has limited jurisdiction in this appeal and has no authority to reduce the subject's assessment beyond the pre-equalized amount.

---

<sup>1</sup> The Property Tax Appeal Board takes notice that the Attorney General of the State of Illinois has asserted that a county board of review may not alter an assessment once its decision has been properly appealed to the Property Tax Appeal Board, nor may it alter an assessment by certificate of error or by any other procedure after the Property Tax Appeal Board has rendered its decision. 1977 Ill.Atty.Gen.Op. 188 (October 24, 1977), 1977 WL 19157 (Ill.A.G.).

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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*Shawn P. Lerbis*

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: December 23, 2010

*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.