



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

APPELLANT: Parke & Son
DOCKET NO.: 09-00168.001-C-3
PARCEL NO.: 04-12-01-352-007

The parties of record before the Property Tax Appeal Board are Parke & Son, the appellant, by attorney Jackson E. Donley in Springfield, the Macon County Board of Review; the Decatur Public School District #1 intervenor, by attorney Eugene J. Hanes, Jr. of Robbins Schwartz Nicholas Lifton Taylor, in Collinsville.

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

LAND: \$72,655
IMPR: \$890,533
TOTAL: \$963,188

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 4, one-story industrial buildings, one of which has a two-story office. The buildings contain approximately 195,200 square feet of building area, of which 3,802 square feet is office area. The buildings were constructed in stages ranging from 1908 to 1994. One building is constructed of steel and the remaining three buildings are of brick and steel construction. The buildings have clear ceiling heights ranging from 12 to 20 feet. The subject has employee parking to accommodate 30 cars. The subject property has a 10 acre site resulting in a land to building ratio of 2.23:1. The property is located in Hickory Point Township, Macon County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a report titled "Logic Overview" prepared by Property Tax Services, Inc. The report contained a "Uniformity Proviso 'UP ID 09-01103'" analysis prepared by Michael Lipowsky, Business and Property Specialist, Investigative Reporter. In this analysis, Lipowsky

selected six "like kind" sales and one listing. The comparables were located in Decatur, Centralia, Macomb, Lincoln and Kankakee, Illinois. The data provided by the investigative reporter stated that the comparables ranged in effective age from 18 to 40 years old. The comparables ranged in size from 89,520 to 494,580 square feet of building area. These properties had office areas ranging in size from 1.8% to 10% of building area, clear ceiling heights ranging from 10 feet to 38 feet, and land to building ratios ranging from 2.78:1 to 9.06:1. The sales occurred from September 2003 to January 2008 for prices ranging from \$400,000 to \$1,500,000 or from \$2.14 to \$11.17 per square foot of building area, including land. The listing has an asking price of \$995,000 or \$6.87 per square foot of building area including land. Based on these comparables and making qualitative adjustments to the comparables for such factors as sale date, building size, location, office area, land to building ratio, effective age, clear ceiling height, class of construction and quality of construction, the investigative reporter concluded the subject has a value of \$5.50 per square foot, including land. Applying this estimate of value Lipowsky estimated the subject property would have an upper limit of predicted sale price of \$1,075,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the assessment of the subject totaling \$963,188 was disclosed. The subject's total assessment reflects a market value of \$2,876,047 or \$14.73 per square foot of building area, land included, when applying the 2009 three year average median level of assessments for Macon County of 33.49%.

In support of the subject's assessment, the board of review submitted three sales located in Decatur. The comparables were described as being improved with one-story industrial buildings, one of which consists of two adjoining buildings, with total building areas ranging from 116,200 to 160,000 square feet. The comparables were constructed from 1977 to 1994. The sales occurred from August 2005 to November 2008 for prices ranging from \$3,000,000 to \$5,150,000 or from \$22.81 to \$44.32 per square foot of building area, including land.

The board of review also critiqued the appellant's three sales located in Macon County.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record does not support a reduction in the subject's assessment.

The appellant contends overvaluation as the basis of the appeal. 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). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. (86 Ill.Admin.Code §1910.65(c)). The Board finds the appellant has not met this burden of proof and no reduction in the subject's assessment is warranted.

The appellant submitted a "Logic Overview" containing 6 sales and 1 listing used by the investigative reporter to arrive at an estimate of value for the subject property of \$5.50 per square foot of building area, including land.

In reviewing the comparable sales in this record, the Property Tax Appeal Board gave less weight to the appellant's comparables #1, #2, #3 and #4 due to their sale dates occurring greater than 36 months prior to the subject's January 1, 2009 assessment date. The Board, likewise, gave less weight to the board of review's comparable #1 due to its sale occurring greater than 41 months prior to the subject's January 1, 2009 assessment date. The Board also gave less weight to the board of review's comparable #2 due to its superior age when compared to the subject. The Board finds the remaining three sales and one listing submitted by the parties were most similar to the subject. The sales occurred from March 2007 to January 2008 for prices ranging from \$625,000 to \$3,000,000 or from \$4.45 to \$23.10 per square foot of building area including land. The listing has an asking price of \$995,000 or \$6.87 per square foot of building area including land. The subject's assessment reflects a market value of \$2,876,047 or \$14.73 per square foot of building area including land, which is within the range of the best comparables in the record. After adjusting the comparables for differences when compared to the subject, the Board finds the subject's assessment is justified and no reduction in the subject's assessment is warranted.

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 22, 2013



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.