



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

APPELLANT: Stephen Leonard
DOCKET NO.: 09-05333.001-R-1
PARCEL NO.: 23-34.0-100-015

The parties of record before the Property Tax Appeal Board are Stephen Leonard, the appellant, and the Sangamon 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 Sangamon County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$7,829
IMPR.: \$48,337
TOTAL: \$56,166

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a two-story single family dwelling with 2,122 square feet of living area. The dwelling has a vinyl siding exterior and was constructed in 1994. Features of the home include an unfinished basement, central air conditioning, one fireplace and a two-car attached garage with 576 square feet of building area. The subject is located in Rochester, Rochester Township, Sangamon County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on seven comparable sales. The comparables were described as being improved with two-story single family dwellings that ranged in size from 2,042 to 3,184 square feet of living area. Six of the comparables had basements, each comparable had central air conditioning, each comparable had one fireplace and six comparables had garages ranging in size from 460 to 912 square feet of building area. The dwellings were constructed from 1930 to 2008. The sales occurred from January 2008 to August 2009 for prices ranging from \$134,000 to \$286,000 or from \$61.55 to \$106.72 per square foot of living area, including land.

The evidence further revealed that the appellant 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 subject's assessment from \$54,346 to \$58,351. The assessment notice indicated the subject's 2009 equalized assessment reflected a market value of \$175,053, which equates to a market value of \$82.49 per square foot of living area land included. Based on this evidence the appellant requested the subject's assessment be reduced to \$54,346.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final assessment was disclosed. After reviewing the appellant's evidence the board of review argued the subject's assessment reflects a market value per square foot within the range of market value reflected by the comparables submitted by the appellant.

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). 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the appellant submitted information on seven comparable sales in support of the overvaluation argument. The Board finds the comparables most similar to the subject in age were appellant's comparables #2, #3 and #4. These comparables were improved with two-story dwellings that ranged in size from 2,672 to 3,099 square feet of living area and were built from 1996 to 1998. These comparables had similar features as the subject including basements, central air conditioning, a fireplace and an attached garage ranging in size from 624 to 912 square feet of building area. Comparable #2 also had a pole frame building with 1,200 square feet of building area. The comparables sold from March 2008 to July 2008 for prices ranging from \$212,000 to \$232,000 or from \$68.15 to \$79.34 per square foot of living area, including land. The subject's 2009 equalized assessment reflects a market value of \$175,053, which equates to a market value of \$82.49 per square foot of living area land included, which is above the range established by the comparables on a square foot basis. Based on this evidence the Board finds a reduction in the subject's assessment is justified.

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

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.