



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

APPELLANT: Munie Development Group LLC
DOCKET NO.: 10-04478.001-R-1
PARCEL NO.: 08-28.0-106-043

The parties of record before the Property Tax Appeal Board are Munie Development Group LLC, the appellant; 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: \$2,318
IMPR: \$6,340
TOTAL: \$8,658**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story dwelling building that contains 684 square feet of living area. The dwelling is approximately 70 years old. Features include a full unfinished basement, central air conditioning and a one car garage. The subject property is located in Belleville Township, St. Clair County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$26,000 as of March 31, 2011. The appraiser developed the sales comparison approach to value in estimating the subject's fair market value. The appraiser analyzed four comparables with varying degrees of similarity when compared to the subject. The comparables sold from October 2010 to March 2011 for prices ranging from \$24,000 to \$35,000 or from \$26.91 to \$50.35 per square foot of living area including land. After considering adjustments to the comparables for differences when compared to the subject, the appraiser concluded the subject property had a fair market value of \$26,000 or \$38.01 per square foot of living area including land.

Based on the appraisal, the appellant requested the subject's assessment be reduced to \$8,524, which reflects an estimated market value of approximately \$25,572.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$18,178 was disclosed. The subject's assessment reflects an estimated market value of \$54,589 when applying St. Clair County's 2010 three-year median level of assessments of 33.30%. On the "Notes on Appeal" the board of review asserted that a Certificate of Error was issued reducing the total assessment of the subject property to \$8,666, which is 1/3 of the appellant's appraised value of \$26,000. A copy of the subject's corrected tax bill was also submitted showing the revised assessment of \$8,666. The board of review argued no further reduction in the subject's assessment is supported.

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 the appeal. The Board further finds a reduction in the subject's assessment is warranted.

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). The Board finds the appellant met this burden of proof.

The appellant submitted an appraisal estimating the subject property had a market value of \$26,000 as of March 31, 2011. The subject property had an assessment of \$18,178, which reflects an estimated market value of \$54,589. The record further indicated that subsequent to the final decision issued by the board of review, a Certificate of Error was issued revising the assessment of the subject property to \$8,666, reflecting an estimated market value of \$25,988, which is less than the appraised value.¹ The Board finds the best evidence of the subject's market value contained in this is the appraisal submitted by the appellant establishing a fair market value of \$26,000. Since fair market has been established, St. Clair County's 2010 three-year median level of assessments of 33.30% shall apply.

¹ 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: November 22, 2013

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.