



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

APPELLANT: LT Properties Inc.
DOCKET NO.: 11-00046.001-C-1
PARCEL NO.: 04-12-11-379-010

The parties of record before the Property Tax Appeal Board are LT Properties Inc., the appellant; and the Macon County Board of Review.

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: \$27,266
IMPR.: \$140,104
TOTAL: \$167,370

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a warehouse structure of three interconnected buildings with two office areas containing 35,865 square feet of building area. The building was constructed in various stages from 1941 to 1989. The building is situated on a 1.64 acre site and is located in Decatur Township, Macon County, Illinois.

The appellant submitted evidence to the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal of the subject property prepared by Michael J. Maglocchi, a state certified appraiser and Eric Orme, an appraiser with a temporary Illinois appraisal permit. The intended use of the appraisal report was for a mortgage loan transaction. The appraisal

report conveys an estimated market value for the subject property of \$360,000 as of October 12, 2010 using the sales comparison approach to value.

Under the sales comparison approach to value, the appraisers utilized four comparable sales located in surrounding similar economic areas as the subject. The comparables consist of one-story or two-story warehouse buildings containing from 5,000 to 20,000 square feet of building area. The buildings were constructed from 1950 to 1970. The comparables have lot sizes ranging from .59 to 1.23 acres of land area. The sales occurred from August 2007 to April 2010 for prices ranging from \$96,000 to \$325,000 or from \$14.17 to \$21.45 per square foot of building area including land.

The appraisers adjusted the comparables for differences when compared to the subject for market conditions, location, size, age/condition, office % and floor area ratio. The adjusted sale prices ranged from \$9.03 to \$10.03 per square foot of building area including land. Based on the adjusted sale prices, the appraisers concluded the subject had an estimated market value under the sales comparison approach of \$10.00 per square foot of building area including land or \$360,000, rounded.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$120,000 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$167,370 was disclosed. The subject's assessment reflects an estimated market value of \$504,127 or \$14.06 per square foot of building area including land using Macon County's 2011 three-year average median level of assessments of 33.20%.

In response to the appellant's appraisal evidence, the board of review argued in a letter that appraisal comparable #2 had significant deferred maintenance and comparables #3 and #4 are significantly smaller.

In support of the subject's assessment, the board of review submitted a grid analysis of three comparable sales located in Decatur, Illinois. The comparables are improved with metal commercial buildings that range in size from 12,423 to 30,094 square feet of building area. The structures range in age from 16 to 90 years old. The comparables have lots ranging in size from .99 to 2.59 acres of land area. The sales occurred from

April to December of 2009 for prices ranging from \$315,000 to \$675,000 or from \$22.43 to \$26.34 per square foot of building area, including land.

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

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 the subject's assessment.

For this appeal, 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); 86 Ill.Admin.Code §1910.63(e). 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 sales in this record support the subject's assessment.

The appellant submitted an appraisal report prepared by Michael J. Maglocchi, a state certified appraiser and Eric Orme, an appraiser with a temporary Illinois appraisal permit. The appraisal conveyed an estimated market value for the subject property of \$360,000 with an effective date of October 12, 2010. The Board finds two of the sales selected for the appraisal had sale dates greater than 34 months prior to the subject's January 1, 2011 assessment date. The Board finds these two sales would not be probative of the subject's real estate market as of the assessment date in question. In addition, comparables #3 and #4 were significantly smaller when compared to the subject and required net adjustments of 45%, which further detracts from their comparability to the subject. As such, the Board finds that the weight and credibility of the value conclusion of \$360,000 as of October 12, 2010 is significantly diminished. The Board will consider only the appraisal's raw sales data in its analysis and has given less weight to the final value conclusion made by the appraisers.

The parties submitted a total of seven sales for the Board's consideration. The Board gave less weight to the appellant's appraisal's comparables #2 and #4 due to their sale dates

occurring greater than 34 months prior to the subject's January 1, 2011 assessment date. In addition, comparable #4 is significantly smaller when compared to the subject. The Board also gave less weight to the appellant's appraisal's comparable #3 due to its significantly smaller size when compared to the subject. The Board finds the remaining four sales submitted by the parties were relatively similar to the subject in location, style, construction, size and features. These properties also sold most proximate in time to the January 1, 2011 assessment date at issue. Due to the similarities to the subject, these comparables received the most weight in the Board's analysis. The comparables had sale dates occurring from April 2009 to April 2010 for prices ranging from \$185,000 to \$675,000 or from \$14.17 to \$26.34 per square foot of building area, including land. The subject's assessment reflects a market value of \$504,127 or \$14.06 per square foot of building area, including land, which is within the range of the best comparables on a total market value basis and below the range of the best comparables on a square foot basis. After making adjustments to the comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and no 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.



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: January 24, 2014



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.