



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

APPELLANT: Jessie Short
DOCKET NO.: 11-01577.001-R-1
PARCEL NO.: 14-29.0-351-080

The parties of record before the Property Tax Appeal Board are Jessie Short, 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: \$11,665
IMPR.: \$60,042
TOTAL: \$71,707

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story residential condominium of brick construction containing 2,016 square feet of living area. The dwelling is approximately 23 years old. Features of the home include a full finished basement, central air conditioning, two fireplaces and a two-car attached garage. The property is located in Springfield, Capital Township, Sangamon County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted information on one comparable sale and an appraisal estimating the subject property had a market value of \$214,500 as of December 8, 2011. The appraisal was prepared by M. Henry Helton, a State of Illinois Certified General Real Estate Appraiser. In estimating the market value of the subject property the appraiser developed the cost and the sales comparison approaches to value.

Under the cost approach the appraiser estimated the subject had a market value of \$219,722. The appraiser estimated the replacement cost new of the improvements to be \$249,143. The appraiser estimated depreciation to be \$37,371 resulting in a depreciated improvement value of \$211,772. The appraiser also estimated the site improvements had a value of \$8,000. Adding the various components, the appraiser estimated the subject

property had an estimated value of \$219,772 under the cost approach to value.

Using the sales comparison approach the appraiser provided information on four comparable sales described as ranch style residential condominiums of brick or vinyl exterior construction that ranged in size from 1,620 to 2,176 square feet of living area. The dwellings ranged in age from approximately 18 to 23 years old. Three comparables each had a basement with two being finished. Each comparable had central air conditioning and a two-car attached garage. The comparables sold from December 2010 to January 2012 for prices ranging from \$150,000 to \$275,000 or from \$68.93 to \$156.25 per square foot of living area. After making adjustments to the comparables for differences from the subject the appraiser estimated the comparables had adjusted prices ranging from \$148,800 to \$216,000. Based on this data the appraiser estimated the subject had an estimated value under the sales comparison approach of \$214,500.

In reconciling the two approaches to value the appraiser gave most weight to the sales comparison approach to value and estimated the subject property had a market value of \$214,500 as of December 8, 2011.

The appellant submitted information on one comparable sale improved with a one-story residential condominium with 2,192 square feet of living area. The dwelling was 23 years old. Features of the home include a full finished basement, central air conditioning, one fireplace and a two-car attached garage. This comparable was located approximately 50 feet from the subject property. The comparable was reported to have sold in September 2011 for a price of \$215,000 or \$98.08.

Based on this evidence, the appellant requested a reduction in the subject's assessment to \$60,833.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$89,619 was disclosed. The subject's assessment reflects a market value of \$268,080 or \$132.98 per square foot of living area when applying the 2011 three year average median level of assessment for Sangamon County of 33.43% as determined by the Illinois Department of Revenue. The board of review indicated it was willing to stipulate to a revised assessment of \$88,758. The board of review submitted no other evidence in support of its contention of the correct assessment of the subject property.

The appellant was notified of the board or review proposed assessment and rejected the proposed revised 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 a reduction in the subject's assessment is warranted.

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

The Board finds the best evidence of market value to be the appraisal of the subject property submitted by the appellant. The appellant's appraiser developed the cost and sales comparison approaches to value and gave most weight to the sales comparison approach. The sales utilized by the appraiser were relatively similar to the subject in location, size, style, exterior construction, features and age. The appraised value of \$214,500 is below the market value reflected by the subject's assessment. Additionally, the appellant submitted an additional sale of a residential condominium similar to the subject in location, style, age and features. This property sold in September 2011 for a price of \$215,000, which was similar to the subject's appraised value. The board of review submitted no sales or market data to support the subject's assessed value. Based on this record the Board finds the subject property had a market value of \$214,500 as of January 1, 2011. Since market value has been determined the 2011 three year average median level of assessment for Sangamon County of 33.43% shall apply. (86 Ill.Admin.Code §1910.50(c)(1)).

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.