FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Heritage Enterprises, Inc.
DOCKET NO.: 11-01676.001-C-1
PARCEL NO.: 03-17-100-003

The parties of record before the Property Tax Appeal Board are Heritage Enterprises, Inc., the appellant, by attorney Robert W. McQuellon III, Peoria; and the Bureau 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 **Bureau** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	$ 19,106
IMPR.:	$297,894
TOTAL:	$317,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed this appeal from a decision of the Bureau County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2011 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 20,410 square foot, 62-bed senior living facility. The subject property has 11.23 acres of land area. The subject property is located in Walnut Township, Bureau County, Illinois.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted three suggested comparable sales with varying degrees sales of similarity when compared to the subject. The comparables contain from 69 to 183 beds and sold from June 2009 to May 2011 for prices ranging from $1,080,000 to $3,000,000 or from $14,685 to $16,393 per bed, including land.

The appellant further submitted the final decision issued by the Bureau County Board of Review disclosing the subject's final assessment of $408,715. The subject's assessment reflects an estimated market value of $1,227,741 or $19,802 per bed including land when applying Bureau County's 2011 three-year median level of assessment of 33.29%. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessment of the subject property as required by section §1910.40(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910.40(a). Therefore, the board of review was found to be in default pursuant to section §1910.69(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910.69(a)).

Conclusion of Law

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. 86 Ill.Admin.Code §1910.63(e); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179, 183, 728 N.E.2d 1256 (2nd Dist. 2000). 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 did meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the only evidence of market value are the comparables submitted by the appellant. These comparables had varying degrees of similarity when compared to the subject and sold proximate to the subject's January 1, 2011 assessment date for prices ranging from $1,080,000 to $3,000,000 or from $14,685 to $16,393 per bed, including land. The subject's assessment reflects a market value of $1,227,741 or $19,802 per bed including land, which falls above the range established by the comparable sales contained in this record on a per bed 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.

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: May 21, 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.