



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

APPELLANT: Howard P. Harris Trust  
DOCKET NO.: 12-00084.001-R-1  
PARCEL NO.: 11-400-912-00

The parties of record before the Property Tax Appeal Board are Howard P. Harris Trust, the appellant; and the McDonough 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 **McDonough** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND: \$3,933  
IMPR.: \$16,067  
TOTAL: \$20,000**

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the McDonough County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2012 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 one and one-half story dwelling of frame construction with 1,300 square feet of living area. The dwelling was constructed in 1910. Features of the

home include a partial unfinished basement, central air conditioning, a 240 square foot detached garage and a 1,800 square foot detached masonry garage. The property has a 9,850 square foot site and is located in Macomb, Macomb City Township, McDonough County.

The appellant contends overvaluation and assessment inequity as the bases of the appeal. In support of these arguments the appellant submitted information on ten comparable properties.

The appellant argued that McDonough County only reduces the assessments of properties that sell and the properties that don't sell continue to have assessments that are grossly overstated. In addition, the appellant argued that the only access to the subject's masonry garage is through neighboring properties, where no formal easement exists.

Based on this evidence, the appellant requested the subject's land assessment be reduced to \$1,795, the subject's improvement assessment be reduced to \$9,072 and the subject's total assessment be reduced to \$10,867.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$20,000. The subject's assessment reflects a market value of \$60,168 or \$46.28 per square foot of living area, land included, when using the 2012 three year average median level of assessment for McDonough County of 33.24% as determined by the Illinois Department of Revenue. The subject property has a land assessment of \$3,933 and an improvement assessment of \$16,067 or \$12.36 per square foot of living area using 1,300 square feet of living area.

As to the appellant's evidence, the board of review argued that the appellant's comparables #1, #2 and #7 were in poor condition or in need of work when purchased.

In support of its contention of the correct assessment the board of review submitted information on six comparable properties. The board of review's comparables #2 and #6 are the same property.

Under rebuttal, the appellant argued that bank sales should be used for adjusting assessments, that McDonough County used living area only when calculating assessments per square foot, that he included living area and other improvement square

footage when calculating assessment per square foot and that the board of review's comparables #2 and #6 are the same properties.

### 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). 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 not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As an initial matter, the Board finds the parties reported different sizes for the subject dwelling. The appellant reports the subject dwelling has 854 square feet of living area, but supplied no sketch or other evidence to support the claim. The board of review reports the subject dwelling has 1,300 square feet of living area and submitted a sketch of the subject dwelling from the subject's property record card. The Board finds, based on the sketch submitted by the board of review, the subject dwelling contains a total of 1,300 square feet of living area. The Board further finds the subject's sketch clearly shows that there is living area above the first floor, which should be added to the subject's square footage of living area. The parties also differed as to whether the subject has central air conditioning and also report a difference of 104 square foot of land area for the subject's lot size. The Board finds these differences will not impact the outcome of the Board's decision.

The Board finds the best evidence of market value to be the board of review's comparable sales #1, #2, #3, #5 and the property listed as comparable #7. These comparables were most similar to the subject in dwelling style, condition, age, size and features. The Board gave less weight to the appellant's comparables due to their poor condition when sold, dissimilar dwelling styles, lack of a basement foundation, dissimilar size or newer ages, when compared to the subject. The Board gave less weight to the board of review's comparable #4 due to its dissimilar two-story design, when compared to the subject. The most similar comparables sold for prices ranging from \$57,500 to \$102,999 or from \$47.68 to \$81.88 per square foot of living area, including land. The subject's assessment reflects a market value of \$60,168 or \$46.28 per square foot of living

area, including land, which is within the range established by the best comparable sales in this record on a total market value basis and below the range on a per square foot basis. Based on this evidence the Board finds a reduction in the subject's assessment is not justified on the grounds of overvaluation.

The taxpayer also contends assessment inequity as an alternative basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of land assessment equity to be appellant's comparables #1, #2, #3, #4, #6 and #9, as well as the board of review's comparables #1 thru #5. These comparables were most similar to the subject in size. The comparables had lots ranging in size from 6,780 to 10,560 and land assessments ranging from \$1,661 to \$5,452. The subject's land assessment of \$3,933 falls within the range established by the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's land was inequitably assessed and no reduction in the subject's land assessment is justified.

As to the subject's improvement assessment, the Board finds the best evidence of improvement assessment equity to be the board of review's comparables #1, #2, #3, #5 and the property listed as comparable #7. These comparables were most similar to the subject in dwelling style, condition, age, size and features. The Board gave less weight to the appellant's comparables due to their poor condition, dissimilar dwelling styles, lack of a basement foundation, dissimilar size or newer ages, when compared to the subject. The Board gave less weight to the board of review's comparable #4 due to its dissimilar two-story design, when compared to the subject. The most similar comparables had improvement assessments that ranged from \$12,054 to \$30,231 or from \$11.16 to \$24.03 per square foot of living area. The subject's improvement assessment of \$16,067 or \$12.36

falls within the range established by the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement assessment was inequitably assessed and no reduction in the subject's improvement assessment is justified.

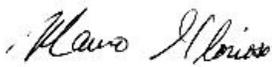
The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill.2d 395 (1960). Although the comparables presented by the parties disclosed that the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which appears to exist on the basis of the evidence.

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.

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Chairman



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Member



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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: April 24, 2015



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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.