

PTAX-229

Notice of Final Decision on Assessed Value by Board of Review

Date of notice: 04/22/2024

Owner Name/Site Address:
 KATHALYNAS, ALLYSON & RYAN
 1 PINE LN
 BENTON, IL 62812

Assessment Year: 2023
 Docket Number: 2023-000105
 Parcel Number: 03-30-476-007

Mailing Name and Address:
 KATHALYNAS RYAN
 1 PINE LANE
 BENTON IL 62812

Legal Description:
 SEC 30 TWP 05 RNG 03
 RE-PLAT OF LOTS 1-4 & 1A
 LAKE BENTON PUBLIC PARK
 AND RECREATION CENTER

This Notice is to inform you that the Board of Review has made a final decision with regard to assessed value of this property for the assessment year listed above.

Assessed values before and after final board of review action

Type of Property	Assessed Value	Assessed Value
	Before Board of Review Action	After Board of Review Other than equalization
Land/Lot or farm homesite		0
Buildings and structures(excluding farm buildings)	134,140	113,890
Farmland		0
Farm Buildings		0
Total	134,140	113,890

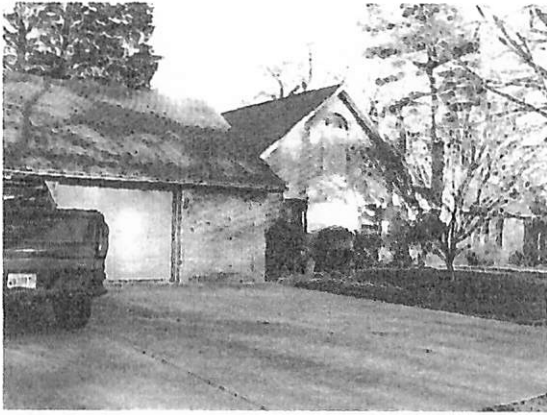
Reason for Change:
 Final Decision

The final assessed value that is shown in Column 2 is the locally assessed value of this property for the assessment year listed above and each succeeding year unless revised in the manner provided by the Property Tax Code.

This is a final decision of the Board of Review. You may appeal this decision to the Property Tax Appeal Board by filing a petition for review with the Property Tax Appeal Board within 30 days after this notice is mailed to you or your agent, or is personally served upon you or your agent.

OVER

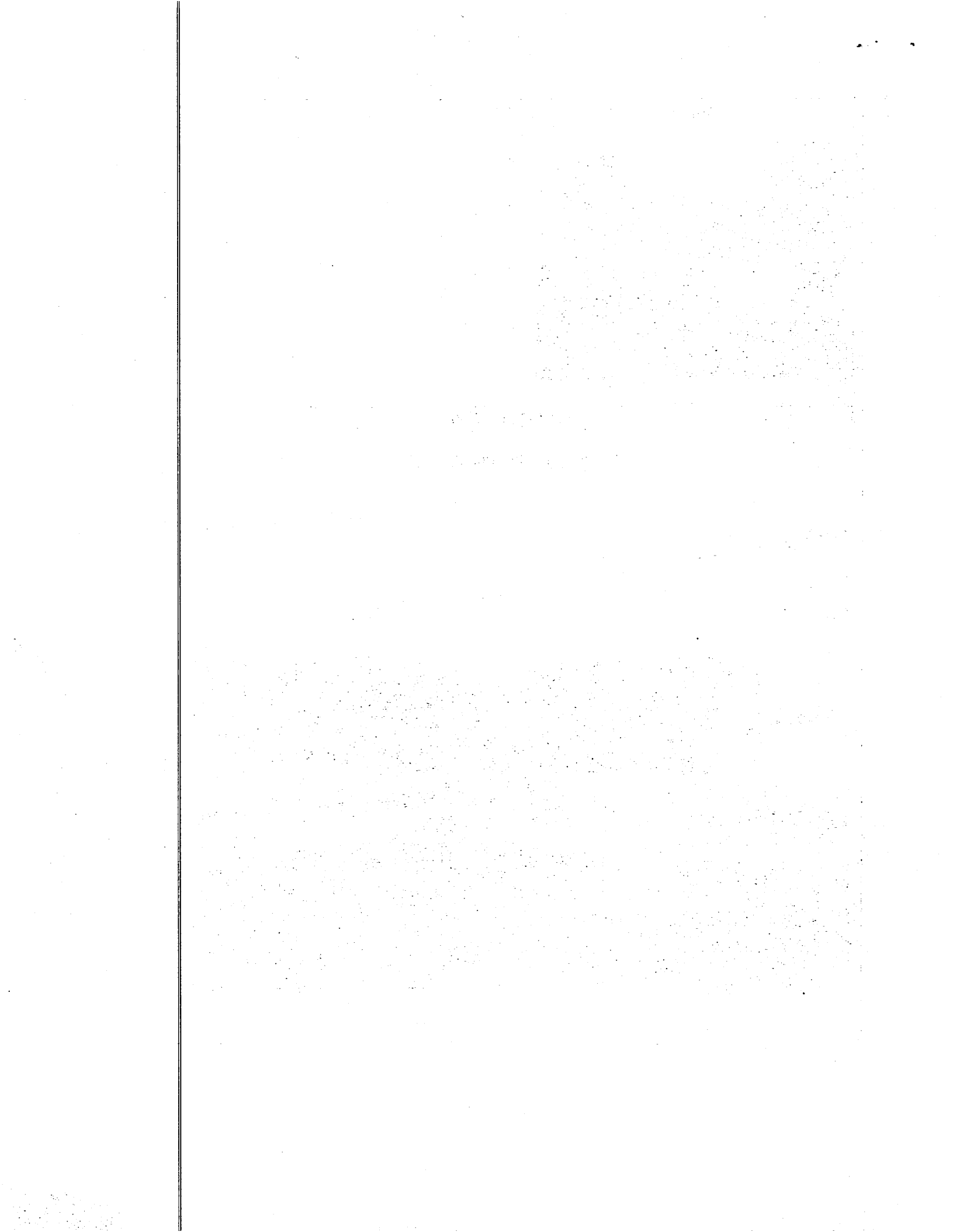
Parcel #24



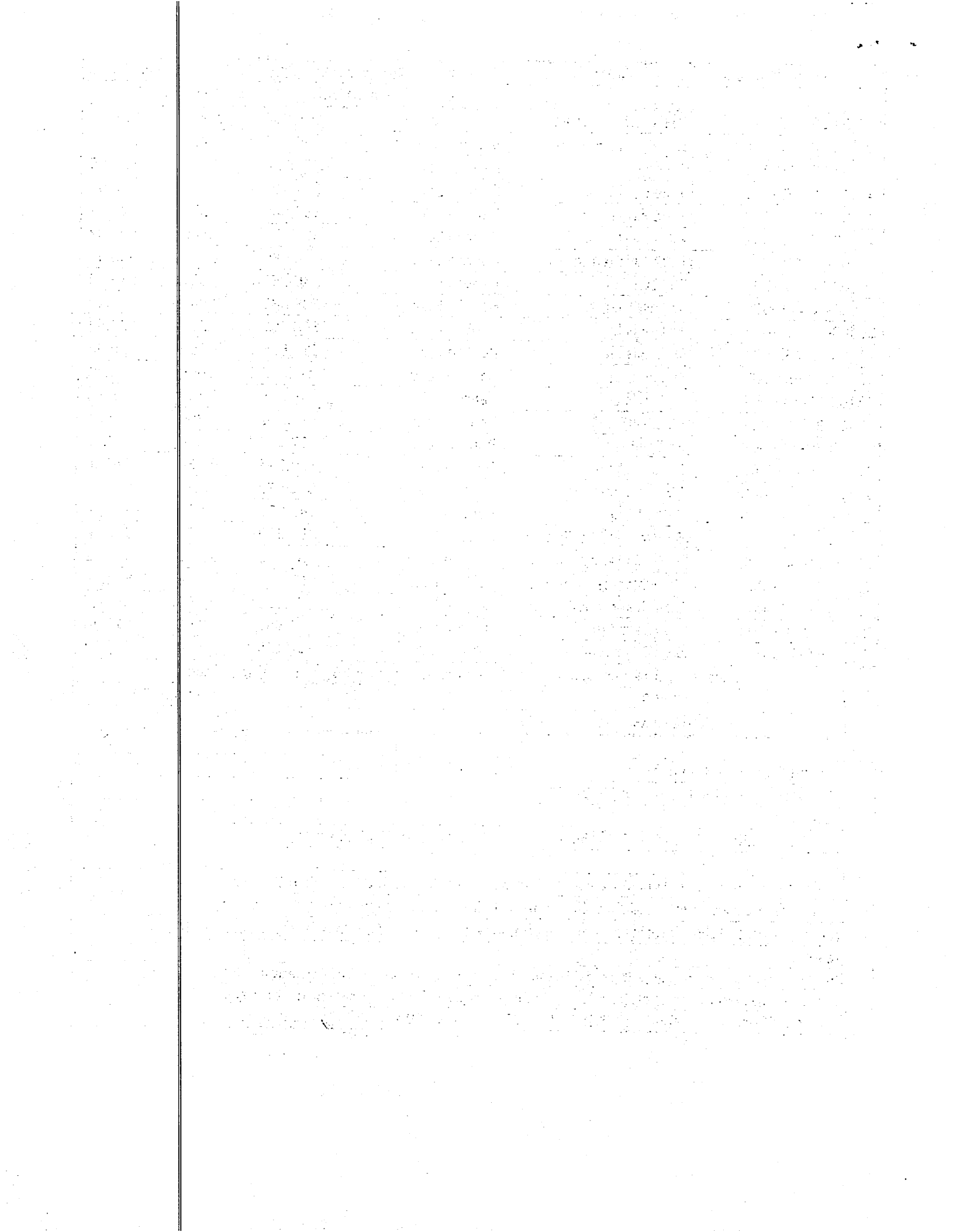
Parcel #03-30-476-007

1 Pine Lane, Benton, IL 62812

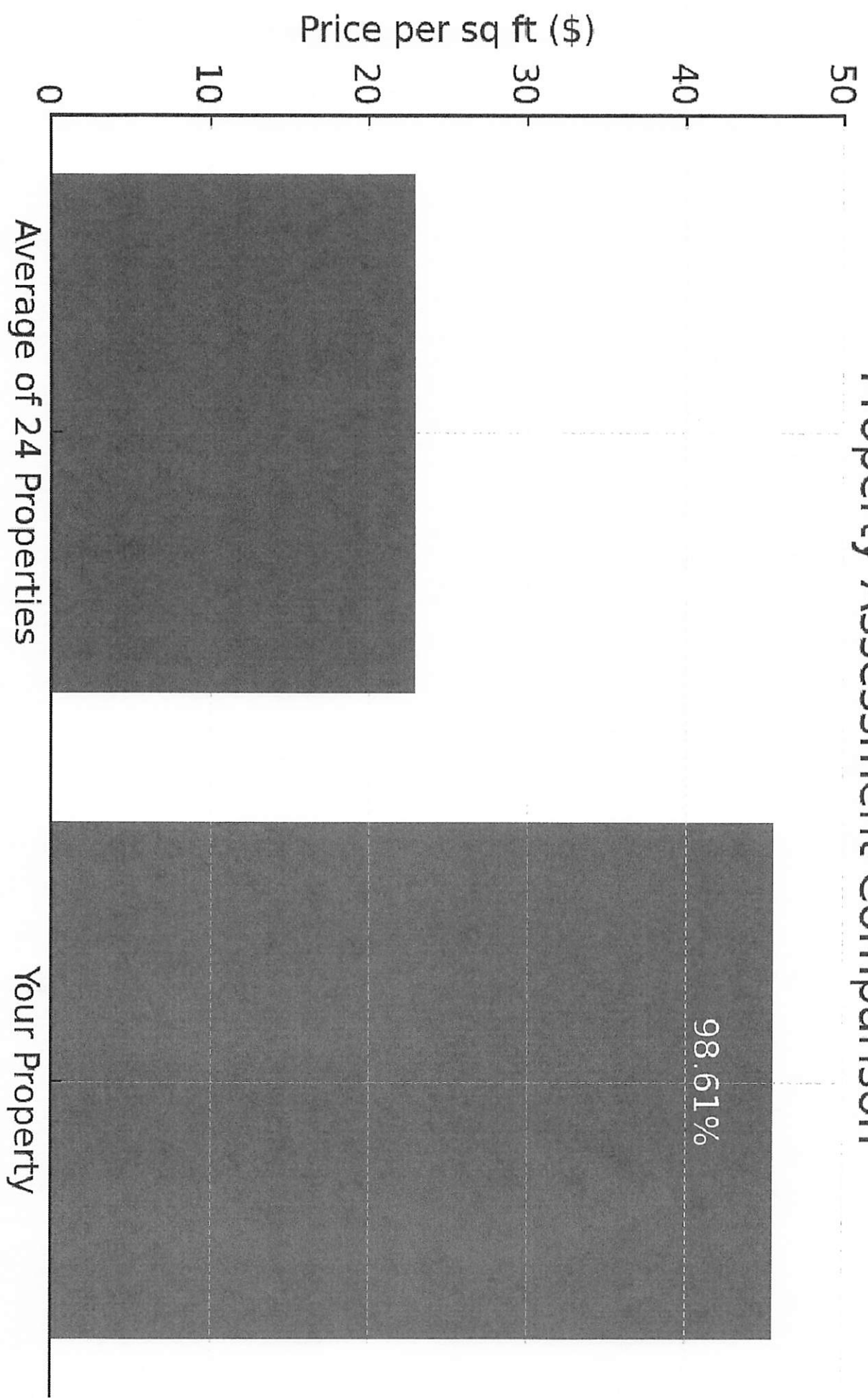


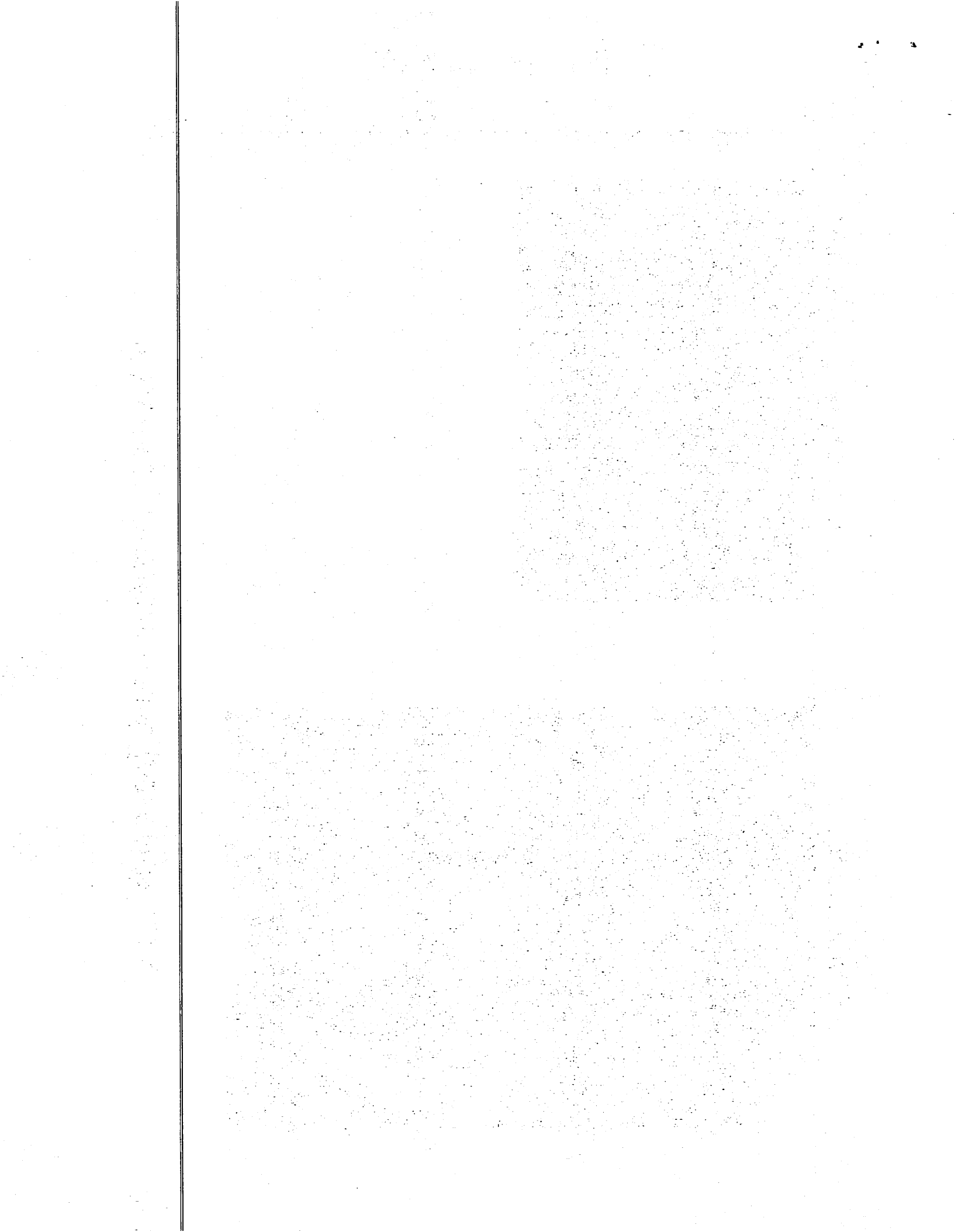


	Parcel Number	Address	Leased Lot	Non-farm Building Assessment	Building Size (sf)	Assessment Per. SF
1	03-30-427-001	20 Lakeshore Drive	Benton Lake	\$35,050	1,900	\$18.45
2	03-30-427-004	16 Lakeshore Drive	Benton Lake	\$50,485	2,400	\$21.04
3	03-30-476-001	6 Pine Ln	Benton Lake	\$65,390	2,900	\$22.55
4	03-30-477-002	6 Alexander Dr	Benton Lake	\$57,100	2,148	\$26.58
5	03-30-453-002	5 Alexander Dr	Benton Lake	\$52,540	2,376	\$22.11
6	03-30-453-001	4 Alexander Dr	Benton Lake	\$57,770	2,400	\$24.07
7	03-30-478-004	13327 Alexander Dr	Benton Lake	\$106,430	2,114	\$50.35
8	03-30-405-008	50 Lewis Ln	Benton Lake	\$10,060	637	\$15.79
9	03-30-405-005	47 Lewis Ln	Benton Lake	\$29,580	2,844	\$10.40
10	03-30-405-002/003	41 Lewis Ln	Benton Lake	\$48,950	1,500	\$32.63
11	03-30-451-001	38 Lewis Ln	Benton Lake	\$12,815	1,296	\$9.98
12	03-30-451-002	38 Lewis Ln	Benton Lake	\$9,625	676	\$14.24
13	03-30-406-002	35 Lewis Ln	Benton Lake	\$45,885	1,800	\$25.49
14	03-30-406-001	37 LEWIS Ln	Benton Lake	\$12,815	900	\$14.24
15	03-30-406-003	34 Lewis Ln	Benton Lake	\$27,980	1,200	\$23.32
16	03-30-404-009	58 Lakeshore Dr	Benton Lake	\$52,725	2,636	\$20.00
17	03-30-404-008	60 Lakeshore Dr	Benton Lake	\$22,970	1,182	\$19.43
18	03-30-404-010	63 Lakeshore Dr	Benton Lake	\$41,955	929	\$45.16
19	03-30-404-004	66 Whispering Pine Ln	Benton Lake	\$38,550	1,400	\$27.54
20	03-30-404-002	70 Whispering Pine Ln	Benton Lake	\$64,265	1,722	\$37.32
21	03-30-403-002	74 Whispering Pine Ln	Benton Lake	\$63,040	1,408	\$44.77
22	03-30-403-004	78 Whispering Pine Ln	Benton Lake	\$66,265	1,705	\$38.87
23	03-30-401-003	82 Skiers Run	Benton Lake	\$55,555	2,800	\$19.48
24	03-30-179-002	119 C Cardinal Dr	Benton Lake	\$32,135	1,084	\$29.64
Assessment per square foot of Non-Farm Building on 24 surrounding parcels.						
	Low	\$9.98			Mean	\$25.56
	High	\$50.35			Median	\$22.94
Allyson & Ryan Kathalynas Parcel 03-30-476-007						
Site Address: 1 Pine Ln, Benton, IL 62812						
Leased Lot						
Non-Farm Building Assessment: \$134,140 GLA: 2,400 sf (\$55.89 per sf)						
The assessment information illustrated above was obtained from the Franklin County Assessment Office. It is noted that there was little information available on the property record cards. Detailed information on the comparable properties could affect the illustrated results.						
In consideration of the subject parcel being of new construction, an adjustment of +20% has been applied to the average \$25.56 dollar per square foot assessment to compensate for the age difference. $\$25.56 + (20\%)\$5.11 = \$30.67$ $2,400 \text{ sf} \times \$30.67 = \$73,608$						

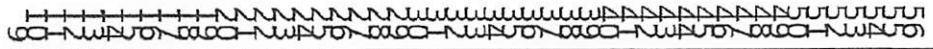


Property Assessment Comparison





Assessment Price per Square Foot (\$)



Assessment Price per Square Foot by Parcel

