

**INDIANA BOARD OF TAX REVIEW**  
**Small Claims**  
**Final Determination**  
**Findings and Conclusions**

**Petition Nos.:** 71-026-08-1-5-01301  
71-026-09-1-5-01855  
**Petitioner:** 517 Allen Street Land Trust  
**Respondent:** St. Joseph County Assessor  
**Parcel No.:** 71-08-02-378-023.000-026<sup>1</sup>  
**Assessment Years:** 2008 and 2009

The Indiana Board of Tax Review (“Board”) issues this determination in the above matter. The Board finds and concludes as follows:

**Procedural History**

1. Steven Kollar, trustee, on behalf of 517 Allen Street Land Trust (“Petitioner”) initiated the 2008 assessment appeal by filing a Petition for Review of Assessment (Form 130) to the St. Joseph County Property Tax Assessment Board of Appeals (“PTABOA”) on December 30, 2009. The Petitioner initiated the 2009 assessment appeal by filing a Form 130 on May 20, 2010.
2. On April 18, 2011, the PTABOA mailed its Notification of Final Assessment Determination (Form 115) for both appeals denying the appeals for both lack of standing and a failure to provide probative evidence of the property value.
3. The Petitioner timely appealed the 2008 and 2009 assessments to the Board by filing Petitions for Review of Assessment (Form 131).<sup>2</sup> The Petitioner elected to have both appeals heard according to the small claims procedures.
4. The Board issued notices of hearings for both appeals dated May 24, 2013. On July 25, 2013, the Board held a consolidated hearing on both petitions through Administrative Law Judge Patti Kindler (“ALJ”).
5. Frank Agostino appeared as counsel for the St. Joseph County Assessor. Project Manager Shana Penn and Deputy Assessor Patty St. Clair were sworn as witnesses.

---

<sup>1</sup> On the Form 131 petitions, the Petitioner listed 018-1035-1525, which is apparently the key number.

<sup>2</sup> The 2009 Form 131 was filed on July 7, 2011, which appears to be untimely on its face. However, there was a defect with the 2008 appeal which impacted the 2009 appeal. Thus, the 2009 appeal to the Board is timely. *See* Board’s Exhibit A for assessment year 2009.

## Facts

6. The subject property is a residential home located at 517 Allen Street in South Bend, Indiana. For the March 1, 2008, assessment date, the valuation date is January 1, 2007. For the March 1, 2009, assessment date, the valuation date is January 1, 2008. 50 IAC 21-3-3.
7. Neither the Board nor the ALJ inspected the property.
8. The PTABOA determined the following assessment for 2008 and 2009:  

Land: \$1,300	Improvements: \$24,100	Total: \$25,400
---------------	------------------------	-----------------
9. On the Form 131 petitions, the Petitioner requested the following assessments:  

<u>March 1, 2008:</u>		
Land: \$403.74	Improvements: \$7,484.76	Total: \$7,888.50
 <u>March 1, 2009:</u>		
Land: \$319.03	Improvements: \$5,914.30	Total: \$6,233.33

## Record

10. The official record for this matter is made up of the following:
  - a) The 2008 and 2009 Form 131 petitions,
  - b) A digital recording of the hearing,
  - c) Neither party offered exhibits.
  - d) Board Exhibit A: Form 131 petitions  
Board Exhibit B: Hearing notices  
Board Exhibit C: Hearing sign-in sheet
  - e) These Findings and Conclusions.

## Summary of Contentions

11. Petitioner's case:
  - a) The assessment is excessive for both years in question. *Penn argument*. The house has been stripped of all wiring and plumbing and is merely a shell with several city code violations. *Penn testimony*. Windows have been broken out, and have not been

replaced. *Id.* If the house were repaired, it might be worth \$25,000. As it is, the home is worth less than \$5,000. *Penn argument.*

- b) Ms. Penn has only been employed by the Petitioner for two months. She does not know the condition of the property in 2007 and 2008. She has no knowledge as to the value of the property when the assessments were completed. *Penn testimony.*

12. Respondent's case:

- a) Both Mr. Kollar's standing to appeal the assessment, and Ms. Penn's standing to testify is questionable. Nonetheless, the Petitioner offered no evidence of condition or value as of the assessment dates. *Agostino argument.*
- b) Because the Petitioner failed to raise a *prima facie* case, the Respondent has no duty to offer evidence to defend the current assessment. *Id.*

### Objection

- 13. The Respondent objected to Ms. Penn's testimony, arguing that she offered no evidence that she was authorized to appear on the Petitioner's behalf. Specifically, she provided nothing to show that she is the owner or has any legal interest in the property, nor did she provide any evidence that she has any connection to the owner. She is not a tax representative certified by the Department of Local Government Finance. Further, neither Ms. Penn nor Mr. Kollar provided evidence showing that Kollar had standing to file an appeal contesting the assessment. *Agostino argument.*
- 14. Mr. Kollar signed and filed the Form 131 petition as trustee of 517 Allen Street Land Trust. Therefore, Mr. Kollar has proper standing to file the petition. Ms. Penn is employed full-time by Mr. Kollar and 517 Allen Street Land Trust. The Respondent offered nothing to dispute her testimony, and the Board finds no reason to doubt it. According to the Board's procedural rules, a permanent full-time employee of the property owner can be an "authorized representative" before the Board. *See 52 IAC 2-2-4(1).* Ms. Penn, therefore, is properly before the Board. The Respondent's objection is overruled.

### Burden of Proof

- 15. Generally, a taxpayer seeking review of an assessing official's determination must make a *prima facie* case proving both that the current assessment is incorrect and what the correct assessment should be. *See Meridian Towers East & West v. Washington Twp. Assessor*, 805 N.E.2d 475, 478 (Ind. Tax Ct. 2003); *see also Clark v. State Bd. of Tax Comm'rs*, 694 N.E.2d 1230 (Ind. Tax Ct. 1998). In making its case, the taxpayer must explain how each piece of evidence relates to its requested assessment. *See Indianapolis Racquet Club, Inc. v. Washington Twp. Assessor*, 802 N.E.2d 1018, 1022 (Ind. Tax Ct. 2004) ("[I]t is the taxpayer's duty to walk the Indiana Board...through every element of the analysis"). If the taxpayer makes a *prima facie* case, the burden shifts to the

Respondent to offer evidence to impeach or rebut the taxpayer's evidence. *See American United Life Ins. Co. v. Maley*, 803 N.E.2d 1018, 1022 (Ind. Tax Ct. 2004); *Meridian Towers*, 805 N.E.2d at 479.

### **Analysis**

16. The Petitioner did not make a *prima facie* case for reducing the assessment. The Board reaches this conclusion for the following reasons:
- a) Indiana assesses real property based on its true tax value, which the 2002 Real Property Assessment Manual defines as “the market value-in-use of a property for its current use, as reflected by the utility received by the owner or a similar user, from the property.” 2002 REAL PROPERTY ASSESSMENT MANUAL at 2 (incorporated by reference at 50 IAC 2.3-1-2. A party's evidence in a tax appeal must be consistent with that standard. *See id.* For example, a market-value-in-use appraisal prepared according to Uniform Standard of Professional Appraisal Practice (“USPAP”) often will be probative. *See id.*; *Kooshtard Property VI, LLC v. White River Twp. Assessor*, 836 N.E.2d 501, 506 n.6 (Ind. Tax Ct. 2005). A party may also offer actual construction costs, sales information for the subject or comparable properties, and any other information compiled according to generally acceptable appraisal principles. MANUAL at 5.
  - b) In any case, a party must explain how its evidence relates market value-in-use as of the relevant valuation date. *O'Donnell v. Dep't of Local Gov't Fin.*, 854 N.E.2d 90, 95 (Ind. Tax Ct. 2006); *see also, Long v. Wayne Twp. Assessor*, 821 N.E.2d 466, 471 (Ind. Tax Ct. 2005).
  - c) Here, the Petitioner offered no probative evidence. While Ms. Penn testified as to the property's current condition, she admittedly knew nothing about its condition or value as of the assessment dates in question. She possessed no information regarding the property for 2007 and 2008. Because the Petitioner wholly failed to offer any evidence of the subject property's value on the relevant valuation dates, it failed to make a *prima facie* case that the assessments are wrong. Consequently, the Respondent's duty to support the assessment with substantial evidence was not triggered. *See Lacy Diversified Indus. v. Dep't of Local Gov't Fin.*, 799 N.E.2d 1215, 1221-1222 (Ind. Tax Ct. 2003).

### **Conclusion**

17. The Petitioner failed to make a *prima facie* case for a reduction in the 2008 and 2009 assessments. The Board finds for the Respondent.

## Final Determination

In accordance with the above findings and conclusions the Indiana Board of Tax Review sustains the 2008 and 2009 assessments.

ISSUED: October 8, 2013

---

Chairman, Indiana Board of Tax Review

---

Commissioner, Indiana Board of Tax Review

---

Commissioner, Indiana Board of Tax Review

### - APPEAL RIGHTS -

You may petition for judicial review of this final determination under the provisions of Indiana Code § 6-1.1-15-5 and the Indiana Tax Court's rules. To initiate a proceeding for judicial review you must take the action required not later than forty-five (45) days after the date of this notice. The Indiana Code is available on the Internet at <<http://www.in.gov/legislative/ic/code>>. The Indiana Tax Court's rules are available at <<http://www.in.gov/judiciary/rules/tax/index.html>>.