



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

APPELLANT: Mahmood Haghighi
DOCKET NO.: 07-00308.001-R-1
PARCEL NO.: 13-11-482-002

The parties of record before the Property Tax Appeal Board are Mahmood Haghighi, the appellant, and the Peoria 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 Peoria County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$9,900
IMPR.: \$49,830
TOTAL: \$59,730

Subject only to the State multiplier as applicable.

ANALYSIS

The subject parcel of 13,335 square feet is improved with an 18-year old, two-story dwelling of frame and masonry exterior construction containing 2,185 square feet of living area with a partial, unfinished basement, central air conditioning, a fireplace, and a two-car garage. The property is located in Peoria.

The appellant's appeal is based on overvaluation of the subject property. In support of this market value argument, the appellant submitted a grid analysis of three comparable sales and further argued in a letter that housing prices have declined from 10% to 20% since the comparables were sold. Appellant further contends that the sales submitted were at the price peak and that there are a lot of houses for sale in the subject's area with signs reading "reduced price."

In the grid analysis, the three sales comparables were said to be located in the same neighborhood code assigned by the assessor as the subject. The comparables had parcels ranging in size from

10,200 to 11,430 square feet of land area. The parcels were improved with two-story frame dwellings that were built between 1977 and 1995. The comparables range in size from 2,000 to 2,114 square feet of living area and feature partial basements, central air conditioning, a fireplace, and a one-car or two-car garage. The properties sold between February 2004 and April 2005 for prices ranging from \$168,500 to \$176,000 or from \$79.71 to \$88.00 per square foot of living area, land included. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$52,000 or to reflect an estimated market value of approximately \$156,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$59,730 was disclosed. The subject's assessment reflects an estimated market value of \$179,801 or \$82.29 per square foot of living area, land included, using the 2007 three-year median level of assessments for Peoria County of 33.22%.

In support of the subject's estimated market value as reflected by its assessment, the board of review presented descriptions and sales data on seven comparable properties. The comparables were said to be located from .19 to .48-miles from the subject property with parcels ranging in size from 9,520 to 37,820 square feet of land area. The parcels have been improved with two-story single-family dwellings that range in size from 2,024 to 2,460 square feet of living area. The dwellings range in age from 20 to 34 years old and feature full or partial basements, four of which are partially finished, central air conditioning, one or two fireplaces, and two-car garages. The comparables sold between November 2006 and November 2007 for prices ranging from \$172,000 to \$216,500 or from \$74.65 to \$100.30 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its 2007 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 not warranted.

The appellant contends the assessment of the subject property is excessive and not reflective of its market value. 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). The Board finds the evidence in the record does not support a reduction in the subject's assessment.

The parties submitted a total of ten comparable sales for the Board's consideration. The Board finds the comparables submitted by both parties were similar to the subject in size, design, exterior construction, location and/or age, however, appellant's comparables #1 and #2 were most distant in time from the

valuation date of January 1, 2007 that is at issue in this proceeding. For this reason, the appellant's comparables #1 and #2 were given less weight in the Board's analysis. The remaining eight comparable sales received the most weight in the Board's analysis. These comparables sold between April 2005 and November 2007 for prices ranging from \$74.65 to \$100.30 per square foot of living area, including land. The subject's assessment reflects a market value of approximately \$179,801 or \$82.29 per square foot of living area, including land, using the three-year median level of assessments for Peoria County of 33.22%. The Board finds the subject's assessment reflects a market value that falls within the range established by the most similar comparables on a per square foot basis. After considering the most comparable sales on this record, the Board finds the appellant did not demonstrate the subject property's assessment to be excessive in relation to its market value and a reduction in the subject's assessment is not warranted on this record.

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. Lerbis

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: July 23, 2010

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.