



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

APPELLANT: Old Towne Historic Dist.  
DOCKET NO.: 07-00618.001-C-1  
PARCEL NO.: 18-04-434-014

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

**LAND: \$2,760  
IMPR: \$1,000  
TOTAL: \$3,760**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a three-story multi-family residential building with 8,079 square feet of building area. The building is approximately 93 years old. The property is located in Peoria, Peoria County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$12,500, as is, as of February 10, 2005. The appraisal described the subject improvements as being in poor condition. The report states that the interior of the building needs significant finish and mold and water damage were noted throughout. The condition of the roof and mechanicals were unknown. The exterior of the building is described as being in need of tuck pointing. The appraiser further stated in the report that all windows and doors are currently boarded up. Photographs of the subject property contained in the report depict the poor condition of the subject building.

The appellant also submitted a copy of the Final Decision Notice issued by the Peoria County Board of Review of Assessments on January 30, 2008, establishing a total assessment of \$28,510. Based on the appraisal, the appellant requested the subject's assessment be reduced to \$12,500.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$28,510 was disclosed. On the "Notes on Appeal" the board of review asserted that a Certificate of Error was issued reducing the total assessment to \$3,760. The board of review submitted a copy of the Certificate of Error for the 2007 tax year, dated April 19, 2010, disclosing the total assessment was reduced from \$28,510 to \$3,760. The board of review requested that either the appeal be withdrawn or dismissed based on the issuance of the Certificate of Error.

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 the appeal.

The appellant contends overvaluation as the basis of the appeal. 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 (3<sup>rd</sup> Dist. 2002). The Board finds the appellant met this burden of proof.

The appellant submitted an appraisal estimating the subject property had a market value of \$12,500 as of February 10, 2005. The subject property had an assessment as reflected on the Notice of Final decision of \$28,510, reflecting a market value of approximately \$85,530. The record further indicated that subsequent to the final decision issued by the board of review a Certificate of Error was issued revising the assessment to \$3,760, reflecting a market value of \$11,280, which is less than the appraised value.<sup>1</sup> Based on this record the Property Tax Appeal Board finds that an assessment of the subject property commensurate with that reflected by the Certificate of Error is appropriate.

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<sup>1</sup> The Property Tax Appeal Board takes notice that the Attorney General of the State of Illinois has asserted that a county board of review may not alter an assessment once its decision has been properly appealed to the Property Tax Appeal Board, nor may it alter an assessment by certificate of error or by any other procedure after the Property Tax Appeal Board has rendered its decision. 1977 Ill.Atty.Gen.Op. 188 (October 24, 1977), 1977 WL 19157 (Ill.A.G.).

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. Guit*

Chairman

Member

*Mario M. Louie*

Member

Member

*William 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: September 24, 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.