



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

APPELLANT: Joe & Linda Pieper
DOCKET NO.: 07-00637.001-R-1
PARCEL NO.: 14-09-328-010

The parties of record before the Property Tax Appeal Board are Joe & Linda Pieper, the appellant(s); 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: \$9,610
IMPR.: \$71,030
TOTAL: \$80,640

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 12,065 square foot lot improved with a two-story brick and vinyl dwelling containing 2,304 square feet of living area that is 20 years of age. Features include a full finished basement, central air-conditioning, two fireplaces and an attached 529 square foot garage.

The appellants, through Joe Pieper, appeared before the Property Tax Appeal Board claiming overvaluation in the assessment process as the basis of the appeal. In support of this claim, the appellants submitted photographs and a grid analysis detailing four comparable properties. The comparables are located in the same subdivision as the subject. They consist of two-story, frame or frame and masonry dwellings ranging from 20 to 30 years old. The homes have central air conditioning, a fireplace and finished basements ranging from 988 to 1,242 square feet. In addition, the homes have garages ranging from 520 to 600 square

feet of building area. The comparables range in size from 2,268 to 2,542 square feet of living area.¹ Sales information provided by the appellants indicates the homes sold in 2006 or 2007 for prices ranging from \$209,000 to \$255,000 or from \$92.15 to \$104.94 per square foot of living area, including land. The appellants also submitted the board of review's final decision notice into evidence. The subject's assessment of \$80,640 reflects an estimated market value for the subject of approximately \$242,745 or \$105.36 per square foot of living area, including land, using the 2007 three-year median level of assessments of 33.22% for Peoria County as determined by the Illinois Department of Revenue. The comparables were situated on lots ranging from 11,524 to 15,423 square feet of land area. Based on this evidence, the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$80,640 was disclosed. In support of the subject's assessment, the board of review submitted a grid analysis detailing three suggested comparable properties and property record cards. The comparables are located in the subject's neighborhood code, as assigned by the local assessor. The properties were situated on lots ranging from 11,070 to 16,110 square feet of land area. The comparables are one-story or two-story frame dwellings that were built from 1977 to 1992. They have central air conditioning, a fireplace and full or partial basements with two homes having some finished basement area. The homes have garages ranging from 484 to 660 square feet of building area. They have living areas ranging from 2,314 to 2,592 square feet. The homes sold from May 2006 to August 2006 for prices ranging from \$254,000 to \$283,000 or from \$97.99 to \$122.30 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of its assessment.

After hearing the testimony and considering the evidence the Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The appellants contend overvaluation as a basis of the appeal. The Board further finds the evidence in the record does not support a reduction in the subject's assessment.

The appellants contend 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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the

¹ The appellants' grid comparable #1 included a porch in the living area square footage.

appellants have not met this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the parties submitted seven sales comparables. The Board gave less weight to the board of review's sales comparables numbers one and two because they were dissimilar to the subject in design and/or basement finish when compared to the subject. The Board finds the remaining comparables were generally similar to the subject. The remaining five sales occurred in 2006 and 2007 and ranged from \$92.15 to \$109.65 per square foot of living area, including land. The subject's total assessment of \$80,640 reflects an estimated market value of approximately \$105.36 per square foot of living area, including land, using the 2007 three-year median level of assessments of 33.22% for Peoria County as determined by the Illinois Department of Revenue. The Board further finds the board of review's comparable number three, which had a sale price of \$109.65 per square foot of living area, is superior to the subject in size, age and size of garage. However, the subject is superior to this comparable in exterior construction. After considering adjustments and the differences in both parties' suggested market value comparables when compared to the subject property, the Board finds the subject's assessment is supported by the most comparable sales properties contained in this record and a reduction in the subject's assessment is not warranted.

Based on this analysis, the Property Tax Appeal Board finds the appellants have not demonstrated the subject property was overvalued by a preponderance of the evidence. Therefore, the Board finds the subject property's assessment as established by the board of review is correct and a reduction is not warranted.

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: January 26, 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.