



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

APPELLANT: Bob Fisher  
DOCKET NO.: 07-01079.001-R-1  
PARCEL NO.: 14-33-304-002

The parties of record before the Property Tax Appeal Board are Bob Fisher, the appellant, by attorney Clyde B. Hendricks in Peoria, 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:** \$2,890  
**IMPR.:** \$13,110  
**TOTAL:** \$16,000

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 77 year-old, one-story frame, cottage style dwelling that contains 928 square feet of living area. Features of the home include a full unfinished basement and a 264 square foot garage.

The appellant through counsel submitted evidence to the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of three comparable sales with applicable Multiple Listing Service sheets. One of the comparables was located in the same neighborhood code assigned by the assessor as the subject; the comparables consist of one, one-story and two, one and one-half-story frame or brick and frame ranch, bungalow, or old style dwellings that were built between 1895 and 1958. The dwellings range in size from 960 to 1,326 square feet of living area. Each comparable has a basement, one of which has 797 square feet of finished area. One comparable has central air conditioning and a fireplace; another comparable has a two-car garage. These properties sold between June and August 2007 for

prices ranging from \$14,000 to \$23,500 or from \$11.11 to \$24.47 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$8,400 or a market value of approximately \$25,200.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$16,000 was disclosed. Based on its assessment, the subject has an estimated market value of \$48,164 or \$51.90 per square foot of living area, land included, based on the 2007 three-year median level of assessment for Peoria County of 33.22%.

In support of the subject's estimated market value as reflected by its assessment, the board of review submitted a grid analysis of three comparable properties along with property record cards. One of the comparables was located in the same assessor's assigned neighborhood code as the subject. The comparables consist of one-story frame, bungalow or cottage style dwellings that were built between 1925 and 1930. The dwellings range in size from 816 to 864 square feet of living area. Features of the comparables include full or partial unfinished basements and garages that contain 216 or 280 square feet of building area. Two comparables have central air conditioning. These properties sold between February and September 2007 for prices ranging from \$60,000 to \$70,000 or from \$73.53 to \$81.02 per square foot of living area including land. Based on this evidence, the board of review requested the subject's estimated market value as reflected by its assessment be confirmed.

In rebuttal, the appellant argued that one of the board of review's comparables has features not enjoyed by the subject as depicted by the applicable Multiple Service Listing sheet and two comparables did not go through MLS, but one sold in March 2006 for only \$31,000 whereas the board of review reports a February 2007 sale price of \$65,000 and the other property is located "in a vastly superior area."

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 Property Tax Appeal Board further finds no reduction in the subject property's assessment is 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 (3<sup>rd</sup> Dist. 2002). The Board finds the evidence in the record does not support a reduction in the subject's assessment.

The Board finds the parties submitted six comparables for its consideration. The Board gave less weight to all of the appellant's comparables: #1 and #3 differed in design along with

#3 having been substantially older than the subject and #1 and #2 were also substantially larger than the subject dwelling in addition to #2 having brick and frame exterior construction. The Board finds the board of review's comparables were most similar to the subject in design, exterior construction, age and/or features and sold for prices ranging from \$73.53 to \$81.02 per square foot of living area, land included. The subject's estimated market value as reflected by its assessment of \$48,164 or \$51.90 per square foot of living area is below the range of these most similar comparables and appears justified given the subject's slightly larger size than the most similar comparables and lack of central air conditioning as compared to two of the comparables. After considering the most comparable sales on this record along with adjustments and differences in both parties' comparables when compared to the subject, 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.