



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

APPELLANT: Jerry Meier  
DOCKET NO.: 07-01129.001-R-1  
PARCEL NO.: 14-32-281-012

The parties of record before the Property Tax Appeal Board are Jerry Meier, 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: \$2,710  
IMPR.: \$17,140  
TOTAL: \$19,850**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a one and one-half story dwelling of frame construction containing 1,449 square feet of living area. The dwelling was built in 1900. Features of the home include a basement and garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the claim the appellant submitted information on three comparable properties. Their proximity to the subject was not disclosed. The appellant's comparables consist of one and one-half story frame dwellings. They were built in 1910 or 1925. They contain 1,293 to 2,046 square feet of living area. All have basements, two have garages, and one has central air conditioning. The comparables sold from December 2006 to August 2007 for \$14,500 or \$17,000 or \$8.30 to \$11.21 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$19,850 was disclosed. The subject's assessment reflects an estimated market value of \$59,753 or \$41.24 per square foot of living area

including land using Peoria County's 2007 three-year median level of assessments of 33.22%.

In support of the subject's assessment the board of review presented descriptions and sale price information on three comparable properties. They are located in an area with the same neighborhood code as the subject. They consist of one-story frame or brick dwellings that were built from 1920 to 1927. One has a partially finished attic. The dwellings have 894 to 1,122 square feet of living area. All have basements and garages. The board of review's comparables sold from February 2005 to November 2006 for \$60,000 to \$72,900 or from \$59.71 to \$80.54 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal the appellant submitted listing sheets related to the board of review's comparables and highlighted their condition and amenities. The appellant claimed the board of review's comparable #1 is a duplex and therefore is not truly comparable. The appellant also argued that it is unfair to compare owner-occupied homes with rental properties such as the subject.

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 argued the subject is overvalued. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill. App. 3d 179, 183, 728 N.E.2d 1256 (2<sup>nd</sup> Dist. 2000). After an analysis of the evidence, the Board finds the burden has not been met.

The record contains six suggested comparable sales for the Board's consideration. The appellant claimed the board of review's comparable #1 is a duplex and should not be considered as comparable to the subject. However, the listing sheet provided by the appellant was for a duplex at 1207 East McClure while the board of review's comparable is at 1207 West McClure. The Board finds the appellant's comparable #3 and the board of review's comparables #2 and #3 should be given less weight in the Board's analysis because of substantial differences in size from the subject. The Board finds the remaining three comparables more similar in size to the subject and generally similar in amenities. These comparables had selling prices of \$14,500 or \$67,000 or \$10.11 to \$59.71 per square foot of living area including land. The subject's estimated market value of \$59,753 or \$41.24 per square foot is within the range of the most similar comparables and is much lower than the \$59.71 per square foot selling price of the board of review's comparable #1 located in the same neighborhood code as the subject. After considering the evidence the Board finds the appellant has not proven by a preponderance of the evidence that the subject is overvalued and no reduction is 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: October 22, 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.