



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

APPELLANT: Cobro Inc.  
DOCKET NO.: 07-01167.001-R-1  
PARCEL NO.: 14-33-110-016

The parties of record before the Property Tax Appeal Board are Cobro Inc., 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 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: \$3,010  
IMPR.: \$12,803  
TOTAL: \$15,813**

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 1,212 square feet of living area. The dwelling was built in 1930. It has a basement, central air conditioning and a 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 the sale of the subject in May 2005 for \$45,100. The information supplied by the appellant indicates the sale was not between family or related corporations, and the property was offered for sale through a multiple listing service for a period of 16 days prior to sale. The appellant also indicated renovations that cost \$2,500 were made before the subject was occupied. 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 \$23,480 was disclosed. The subject's assessment reflects an estimated market value of \$70,680 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 one-story frame dwellings with 822 to 1,383 square feet of living area. They sold from June 2005 to January 2007. The board of review did not provide any evidence to indicate the sale of the subject was not an arm's-length transaction. 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. 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 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 been met.

The appellant provided evidence of a sale of the subject to demonstrate that it is overvalued. The appellant's evidence indicates the subject was exposed to the open market through MLS for a period of 16 days before the sale for \$45,100 in May 2005. The board of review did not provide any evidence to refute the arm's-length nature of the sale. The appellant also indicated renovations that cost \$2,500 were made prior to occupation. The sale of the subject occurred a little more than one and one-half years prior to the assessment date, which is somewhat remote from the assessment date. However, the comparable sales #1 and #2 offered by the board of review also occurred in 2005 within two months of the sale of the subject. The board of review's comparable #3 was much smaller than the subject and is given little weight in the board's analysis. The May 2005 sale of the subject was a sale into the same market as the sales of the board of review's most similar comparables. The Board finds the best evidence of the market value of the subject is its selling price of \$45,100 plus the \$2,500 in renovation that occurred prior to occupation. The Board finds the subject's total assessment should be the market value of \$47,600 multiplied by Peoria County's 2007 three-year median level of assessments of 33.22%, or \$15,813. After considering the evidence the Board finds the appellant has proven by a preponderance of the evidence that the subject is overvalued and a 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.