



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

APPELLANT: Keith Blunier
DOCKET NO.: 07-01193.001-R-1
PARCEL NO.: 18-18-204-036

The parties of record before the Property Tax Appeal Board are Keith Blunier, 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: \$820
IMPR.: \$9,200
TOTAL: \$10,020

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 53 year-old, one-story frame dwelling that contains 936 square feet of living area. Features of the home include central air conditioning and a 420 square foot garage.

Through his attorney, the appellant appeared before the Property Tax Appeal Board contending overvaluation as the basis of the appeal. At the commencement of the hearing, the appellant's counsel agreed there was no argument being made with regard to alleged inequity of the subject's assessment, but that the appeal was based on comparable sales. In support of this argument, the appellant submitted multiple listing sheets and a grid analysis of three comparable properties. The comparables consist of two-story, 1.5-story or "bungalow" style dwellings that were built between 1900 and 1920 and range in size from 918 to 1,000 square feet of living area. One comparable was described as having a two-car garage. The comparables sold between May 2006 and September 2007 for prices ranging from \$17,000 to \$20,500 or from \$18.51 to \$21.73 per square foot of living area including land.

Based on this evidence, the appellant requested the subject's assessment be reduced to \$6,670.

The appellant called Robert O. Kaiser as a witness. Kaiser is not an appraiser and has no appraisal designations; he was a real estate agent until March 31, 2008, but his primary profession is as a certified public accountant. Kaiser has bought and sold hundreds of houses in the local Peoria real estate market over the past 25 years through various companies he has owned. The witness testified the subject sold in 2002 for \$20,000 and that its neighborhood was declining in value.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$10,020 was disclosed. The subject has an estimated market value of \$30,163 or \$32.23 per square foot of living area including land, as reflected by its assessment and Peoria County's 2007 three-year median level of assessments of 33.22%.

In support of the subject's estimated market value, the board of review submitted property record cards and a grid analysis of three comparable properties located in the same assessor's assigned neighborhood code as the subject. The comparables consist of one-story frame dwellings that were built between 1954 and 1958 and range in size from 884 to 928 square feet of living area. Two comparables have full unfinished basements, two have garages that contain either 320 or 364 square feet of building area and one comparable has central air conditioning. The comparables sold between April and November 2005 for prices ranging from \$27,500 to \$33,000 or from \$31.11 to \$36.83 per square foot of living area including land. Based on this evidence, the board of review requested the subject's assessment be confirmed.

During the hearing, the board of review asserted that it only uses comparables that meet the threshold of arm's-length transactions.

In rebuttal, the appellant's attorney asserted that the board of review's comparable sales had been on the market less than 60 days and questioned whether they were arm's-length transactions.

After hearing the testimony 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 overvaluation as the basis of the appeal. When market value is the basis of the appeal, the value 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). After analyzing the market evidence submitted, the Board finds the appellant has failed to overcome this burden.

The Board finds the parties submitted six comparable sales for its consideration. The Board gave less weight to the appellant's comparables because they differed in design when compared to the subject. The board of review's comparables were similar to the subject in terms of design, age, size and most features and sold for prices ranging from \$31.11 to \$36.83 per square foot of living area including land. The subject's estimated market value of \$32.23 per square foot of living area including land falls within this range. After considering adjustments and differences in both parties' comparables when compared to the subject, the Board finds the evidence in the record supports the subject's assessment.

In conclusion, the Property Tax Appeal Board finds the appellant has failed to prove overvaluation by a preponderance of the evidence and the subject's assessment as determined by the board of review is correct 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

Frank J. Huff

Member

Member

Mario M. Louie

Shawn R. Lerski

Member

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: May 21, 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.