



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

APPELLANT: Jerry Crayton
DOCKET NO.: 07-01209.001-R-1
PARCEL NO.: 14-32-432-001

The parties of record before the Property Tax Appeal Board are Jerry Crayton, 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: \$ 2,240
IMPR.: \$ 13,770
TOTAL: \$ 16,010**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story dwelling of frame construction containing 1,162 square feet of living area including a finished attic area. The dwelling was built in 1924. Features include a basement and a 1,040 square foot 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. Two are located in areas with different neighborhood codes than the subject, and the appellant did not indicate their proximity to the subject. The appellant's comparables consist of one and one-half story or two-story frame dwellings. They were built in 1905 or 1930. They contain 1,156 to 1,245 square feet of living area. All have basements, and one has a garage and central air conditioning. The comparables sold from June 2006 to September 2007 for \$24,500 to \$29,900 or \$19.75 to \$25.86 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 \$16,010 was disclosed. The subject's assessment reflects an estimated market

value of \$48,194 or \$41.47 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. The board of review provided a map that indicated the comparables were located within a few blocks of the subject. They consist of one-story frame dwellings, two of which have finished attic areas. They were built from 1924 to 1939. The dwellings have 1,008 to 1,172 square feet of living area. All have basements and garages, and one has central air conditioning. The board of review's comparables sold in August or December 2007 for \$60,000 or \$65,000 or \$55.46 to \$59.52 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal the appellant highlighted differences between the subject and the board of review's comparables. The appellant also provided listing sheets for two sales of the board of review's comparable #3. The first is for a sale for \$23,500 on 7/5/2007, and the second is for the sale for \$60,000 on 12/14/2007 cited by the board of review. The property description in the second recites a long list of renovations to the property. 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 (2nd Dist. 2000). After an analysis of the evidence, the Board finds the appellant has not met this burden.

The record contains six suggested comparable sales for the Board's consideration. The appellant's comparables #1 and #2 are of a different design than the subject and are located an unknown distance from the subject. The board of review's comparable #2 does not have a finished attic area like the subject, and the board of review's comparable #3 had a total renovation prior to sale with many major new items including new roof, flooring, furnace, central air, kitchen, bath and driveway. On the other hand, the prior listing indicated that at that time the board of review's comparable #3 was in need of some "TLC." The appellant's comparable #3 and the board of review's comparable #1 are located close to the subject and are similar to it in design and most other property characteristics. They sold for \$25,000 and \$65,000 or \$20.09 and \$55.46 per square foot of living area

including land. The subject's estimated market value of \$48,194 or \$41.47 per square foot of living area including land is comfortably in between the selling prices of the two most similar comparables. 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.