



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

APPELLANT: Jim & Laura Sniff
DOCKET NO.: 07-01267.001-R-1
PARCEL NO.: 18-07-433-021

The parties of record before the Property Tax Appeal Board are Jim & Laura Sniff, the appellants, 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: \$ 1,610
IMPR: \$ 8,010
TOTAL: \$ 9,620

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story dwelling of frame construction containing 921 square feet of living area. The dwelling was built in 1940. Features include a basement.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the claim the appellants submitted information on the sale of the subject in March 2006 for \$23,000. The appellant's also report that \$2,500 was spent renovating the subject before occupancy in June 2006. The information supplied by the appellants indicates the property was not advertised for sale. Based on this evidence, the appellants requested a reduction in the subject's assessment to reflect the purchase price of \$23,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$9,620 was disclosed. The subject's assessment reflects an estimated market value of \$28,958 or \$31.44 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. A map provided by the board of review indicated one comparable is located across the street from the subject, and the others are several blocks away. They consist of one-story frame dwellings that were built from 1928 to 1940. The dwellings have 768 to 962 square feet of living area. All have garages, and two have basements and central air conditioning. The board of review's comparables sold from August 2006 to August 2007 for \$55,600 to \$71,000 or for \$57.80 to \$79.95 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 appellants 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 burden has not been met.

The appellants provided evidence of a recent sale of the subject to demonstrate that it is overvalued. The appellants' evidence indicates the subject was not exposed to the open market because it was not advertised for sale. The board finds the sale of the subject was not an arm's-length transaction indicative of the market value of the subject. Moreover, the appellant's spent \$2,500 renovating the subject before occupancy in June 2006 suggesting the purchase price was not reflective of the subject's value on January 1, 2007. The board of review provided evidence of the sale of comparable properties that had sale prices of \$55,600 to \$71,000 or \$57.80 to \$79.95 per square foot of living area including land. They were similar to the subject in size and age, but had garages not enjoyed by the subject, and two also had central air conditioning. The subject's estimated market value of \$28,958 or \$31.44 per square foot of living area including land is much lower than the selling prices of the comparables. After considering the evidence the Board finds the appellants have not proven by a preponderance of the evidence that the subject is overvalued and a reduction is not 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 M. Louie

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: December 3, 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.