



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

APPELLANT: Chris Snyder  
DOCKET NO.: 07-01386.001-R-1  
PARCEL NO.: 14-33-482-013

The parties of record before the Property Tax Appeal Board are Chris Snyder, 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:     \$ 2,090  
IMPR.:    \$ 13,030  
TOTAL:    \$ 15,120**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame construction containing 1,454 square feet of living area. The dwelling was built in 1910. Features include a basement and two fireplaces.<sup>1</sup>

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 four comparable properties. The appellant's comparables consist of one and one-half story or two-story frame dwellings. They are 84 to 103 years old. They contain 1,330 to 1,685 square feet of living area. Each has a basement, two have garages, and one has central air conditioning. The comparables sold from November 2005 to May 2007 for \$14,500 to \$22,000 or \$8.85 to \$16.50 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 \$15,120 was

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<sup>1</sup> The appellant indicates the subject has two fireplaces although the property record card indicates only one fireplace.

disclosed. The subject's assessment reflects an estimated market value of \$45,515 or \$31.30 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 indicated they are located in the same neighborhood code area as the subject. They consist of one-story or two-story frame dwellings that were built from 1905 to 1924. The dwellings have 1,101 to 1,536 square feet of living area. All have basements and garages, and one has a fireplace. The board of review's comparables sold from July 2006 to November 2007 for \$53,457 to \$65,000 or \$40.34 to \$48.55 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 indicated the board of review's comparable #2 is a duplex. 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 appellant has not met this burden.

The record contains seven suggested comparable sales for the Board's consideration. Three of the appellant's comparables and the board of review's comparable #3 are of a different design than the subject. The three comparables that are of the same two-story design as the subject are similar to the subject in size and in most other property characteristics although each has a garage not enjoyed by the subject. On the other hand, the subject has fireplaces enjoyed by only one of the comparables. Also, there is some question about whether the board of review's comparable #2 is a single-family residence as indicated on the property record card supplied by the board of review or a duplex as indicated on the MLS listing sheet supplied by the appellant. The three two-story comparables sold for \$20,000 to \$65,000 or \$13.55 to \$42.32 per square foot of living area including land. The subject's estimated market value of \$45,515 or \$31.30 per square foot of living area including land is well within that range and is lower than two of the three. After considering the evidence the Board finds the appellant has not proven by a

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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 M. Louie*

Member

*Shawn R. Lerski*

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.