



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

APPELLANT: Kent C. Jones
DOCKET NO.: 07-01913.001-R-1
PARCEL NO.: 18-07-453-016

The parties of record before the Property Tax Appeal Board are Kent C. Jones, 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.: \$6,960
TOTAL: \$7,780

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 77 year-old, one-story, Cape Cod style dwelling that contains 996 square feet of living area. Features of the home include full unfinished basement and a 280 square foot garage.

The appellant submitted evidence to the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted multiple listing sheets and a grid analysis of three comparable properties. The comparables consist of one-story cottage or bungalow style frame or concrete block dwellings that were built between 1910 and 1949 and range in size from 546 to 884 square feet of living area. Features of the comparables include one-car garages. One comparable has a partial unfinished basement and one has central air conditioning. These properties sold in October or December 2006 for prices ranging from \$4,000 to \$6,000 or from \$4.87 to \$9.15 per square foot of living area including land. Based on this evidence, the appellant requested the subject's assessment

be reduced to \$5,100, reflecting a market value of approximately \$15,300.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$7,780 was disclosed. The subject has an estimated market value of \$23,420 or \$23.51 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 as reflected by its assessment, the board of review submitted property record cards and a grid analysis of three comparable properties. The comparables consist of bungalow, cottage or "old" style frame or dwellings of frame or masonry and frame exterior construction that were built in 1924 or 1928 and range in size from 792 to 1,156 square feet of living area. Two comparables have full unfinished basement and garages that contain 216 or 240 square feet of building area. One comparable has central air conditioning. These properties sold between February 2007 and October 2008 for prices ranging from \$23,500 to \$32,900 or from \$24.58 to \$29.67 per square foot of living area including land. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In written rebuttal, the appellant argued one of the board of review's comparables has features not enjoyed by the subject, one did not sell through the multiple listing service and one sold in October 2008, well after the subject's January 1, 2007 assessment date.

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 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 meet this burden.

The Board finds the parties submitted six comparables for its consideration. The Board gave less weight to the appellant's comparables because they differed from the subject in age, size, foundation, and/or exterior construction. The Board also gave less weight to the board of review's comparable 2 because it had no basement like the subject, and to comparable 3 because it sold in October 2008, nearly two years after the subject's assessment date, whereas other credible sales occurred more proximate to the subject's January 1, 2007 assessment date. The Board finds the board of review's comparable 1 was similar to the subject in age,

design and most features and sold for \$29.67 per square foot of living area including land. The subject's estimated market value as reflected by its assessment of \$23.51 per square foot of living area including land is supported by this most similar comparable. 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 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 P. 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: June 18, 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.