



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

APPELLANT: Multi-State Investment LLC  
DOCKET NO.: 07-01916.001-R-1  
PARCEL NO.: 18-08-405-010

The parties of record before the Property Tax Appeal Board are Multi-State Investment LLC, 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 a reduction 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:** \$710  
**IMPR.:** \$5,290  
**TOTAL:** \$6,000

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 112 year-old, 1.5-story, "old" style frame dwelling that contains 1,302 square feet of living area. Features of the home include a full unfinished basement.

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, one of which is located in the same assessor's assigned neighborhood code as the subject. The comparables consist of 1.5-story, bungalow or "old" style dwellings of frame or composition exterior construction that were built between 1905 and 1938 and range in size from 1,220 to 1,380 square feet of living area. Features of the comparables include partial unfinished basements and one-car garages. One comparable has central air conditioning. These properties sold between October 2006 and August 2007 for prices ranging from \$8,000 to \$11,500 or from \$6.55 to \$8.33 per square foot of living area including land. Based on this evidence, the

appellant requested the subject's assessment be reduced to \$6,000, reflecting a market value of approximately \$18,000.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$8,340 was disclosed. The subject has an estimated market value of \$25,105 or \$19.28 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 located in the same assessor's assigned neighborhood code as the subject. The comparables consist of one-story, bungalow or "old" style frame dwellings that were built between 1890 and 1924 and range in size from 1,156 to 1,633 square feet of living area. Two comparables have full unfinished basements and two have garages that contain 216 and 576 square feet of building area. These properties sold in July 2007 or October 2008 for prices ranging from \$24,000 to \$32,900 or from \$14.70 to \$28.46 per square foot of living area including land. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In 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 a 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 (3<sup>rd</sup> Dist. 2002). After analyzing the market evidence submitted, the Board finds the appellant has met this burden.

The Board finds the parties submitted six comparables for its consideration. The Board gave less weight to the appellant's comparable 2 and the board of review's comparables because they differed from the subject in design, age, foundation, living area, or sale date when compared to the subject. The Board finds the appellant's comparables 1 and 3 were similar to the subject in terms of design, age, living area and some features and sold for prices of \$6.55 and \$8.33 per square foot of living area including land. The subject's estimated market value as reflected by its assessment of \$19.28 per square foot of living area including land falls well above this range. After considering adjustments and differences in both parties'

comparables when compared to the subject, the Board finds the evidence in the record does not support the subject's assessment and a 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: 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.