



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

APPELLANT: Trev Hoover
DOCKET NO.: 07-01919.001-R-1
PARCEL NO.: 18-18-401-026

The parties of record before the Property Tax Appeal Board are Trev Hoover, 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: \$930
IMPR.: \$5,970
TOTAL: \$6,900

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 77 year-old, one-story, bungalow style frame dwelling that contains 1,659 square feet of living area. Features of the home include a full unfinished basement a partially finished attic and a two-car 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 were described as 1.5-story or two-story bungalow or "old" style frame dwellings that were built between 1885 and 1930 and range in size from 1,314 to 1,795 square feet of living area. Features of the comparables include full or partial unfinished basements and one-car or two-car garages. One comparable has a fireplace. These properties sold between December 2006 and March 2007 for prices ranging from \$6,200 to \$12,000 or from \$10.50 to \$13.88 per square foot of living area including land. Based on this evidence, the appellant requested the subject's assessment

be reduced to \$6,900, reflecting a market value of approximately \$20,700.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$9,150 was disclosed. The subject has an estimated market value of \$27,544 or \$16.60 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 were reported to consist of one-story style frame dwellings that were built between 1919 and 1930 and range in size from 1,257 to 1,400 square feet of living area. The property record cards for the subject and comparables include photographs which appear to depict homes with some upper floor living area. Features of the comparables include partially finished attics, full unfinished basements and garages that contain from 280 to 576 square feet of building area. One comparable has central air conditioning. These properties sold between March 2007 and January 2008 for prices ranging from \$20,000 to \$31,900 or from \$14.29 to \$23.18 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 the board of review's comparable 1 has features not enjoyed by the subject, comparable 2 sold in January 2008, too long after the subject's January 1, 2007 assessment date, and comparable 3 is a duplex, not a single family home like 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 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 (3rd 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 1 and 3 because they were significantly smaller in living area compared to the subject. The Board also gave less weight to the board of review's comparable 2 because it sold in January 2008 and cannot be relied on to indicate a value for the subject as of the assessment date under appeal. The Board finds the appellant's

comparables 1 and 3 were similar to the subject in most respects and sold for prices of \$4.12 and \$6.68 per square foot of living area including land. The subject's estimated market value as reflected by its assessment of \$16.60 per square foot of living area including land is above these two most similar comparables. 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 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.