



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

APPELLANT: Ronald Monge & Ernie Williams  
DOCKET NO.: 07-01924.001-R-1  
PARCEL NO.: 14-32-430-029

The parties of record before the Property Tax Appeal Board are Ronald Monge & Ernie Williams, 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:** \$2,260  
**IMPR.:** \$9,560  
**TOTAL:** \$11,820

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 93 year-old, one-story frame, bungalow style dwelling that contains 952 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. The comparables consist of two, 1.5-story and one, one-story frame bungalow style dwellings that were built between 1919 and 1926 and range in size from 812 to 1,032 square feet of living area. Features of the comparables include full or partial basements, one of which has 250 square feet of finished area. One comparable has a carport. These properties sold between November 2006 and May 2007 for prices ranging from \$19,000 to \$28,000 or from \$21.99 to \$34.48 per square foot of living area including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$6,400.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$11,820 was disclosed. The subject has an estimated market value of \$35,581 or \$37.37 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 frame, bungalow style dwellings that were built between 1923 and 1925 and range in size from 756 to 984 square feet of living area. Features of the comparables include full unfinished basements and garages that contain from 192 to 360 square feet of building area. One comparable has central air conditioning. These properties sold between March 2005 and August 2006 for prices ranging from \$31,000 to \$39,140 or from \$35.88 to \$51.77 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 the board of review's comparables have features not enjoyed by the subject.

After hearing the testimony 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 (3<sup>rd</sup> 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 2 and 3 because they differed in design when compared to the subject. The Board also gave less weight to the board of review's comparable 3 because it was significantly smaller in living area when compared to the subject. The Board finds the appellant's comparable 1 and the board of review's comparables 1 and 2 were similar to the subject in design, exterior construction, age and features and sold for prices ranging from \$26.64 to \$37.60 per square foot of living area including land. The subject's estimated market value as reflected by its assessment of \$37.37 per square foot of living area falls within this range. 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.

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.