



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

APPELLANT: John T. Joseph
DOCKET NO.: 07-02051.001-R-1
PARCEL NO.: 14-27-202-006

The parties of record before the Property Tax Appeal Board are John T. Joseph, the appellant, 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: \$3,580
IMPR.: \$12,440
TOTAL: \$16,020

Subject only to the State multiplier as applicable.

ANALYSIS

The subject parcel of 6,975 square feet is improved with a one and one-half-story frame dwelling containing 1,456 square feet of living area. The dwelling was built in 1920 and features a full unfinished basement. The property is located in Peoria, Peoria County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this claim, the appellant submitted three comparable sales in a grid analysis. A map included with the evidence depicted the location of the subject and appellant's comparables. Comparable #3 was in close proximity; comparables #1 and #2 were further distant. The parcels range in size from 4,750 to 7,500 square feet and each has been improved with a one and one-half-story frame dwelling. The homes were built in 1905 or 1920 and range in size from 1,009 to 1,374 square feet of living area. The comparables have unfinished basements and central air conditioning. One comparable has a garage. The comparables sold between August and December 2007 for prices ranging from \$27,000

to \$29,900 or from \$19.76 to \$29.63 per square of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$12,400 or a market value of approximately \$37,200.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$16,020 was disclosed. The subject's assessment reflects an estimated market value of \$48,224 or \$33.12 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 submitted an analysis of three comparable sales and a map detailing their proximate location in relation to the subject. The comparables consist of one-story or two-story dwellings that were built from 1920 to 1925 and range in size from 858 to 1,561 square feet of living area. Each comparable has an unfinished basement and two comparables have central air conditioning and a garage. These comparables sold between March 2005 and May 2007 for prices ranging from \$59,000 to \$62,000 or from \$39.72 to \$68.76 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 no reduction in the subject's assessment is warranted.

The appellant argued the subject property 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 (2nd Dist. 2000). After an analysis of the evidence, the Board finds the appellant has not overcome this burden.

The record contains six suggested comparable sales for the Board's consideration. The Board has given less weight to appellant's comparable #1 and board of review comparables #2 and #3 due to differences in dwelling size and/or design from the subject. The Property Tax Appeal Board finds appellant's comparables #1 and #2 along with board of review comparable #1 to be the most more similar to the subject in size, location, design, age, and/or features, despite the fact that appellant's comparable #1 and board of review comparable #1 each have a garage not enjoyed by the subject. The most similar comparables sold for prices ranging from \$27,000 to \$62,000 or from \$19.76 to \$39.72 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$48,224 or \$33.12 per square foot of living area including land which is within the range of the most similar comparables. After considering adjustments to the comparables for any differences when compared to the subject, the Property Tax Appeal Board finds

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the subject's estimated market value as reflected by its assessment is supported 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.