



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

APPELLANT: Lucille Joseph
DOCKET NO.: 07-02052.001-R-1
PARCEL NO.: 14-27-405-009

The parties of record before the Property Tax Appeal Board are Lucille Joseph, the appellant, 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: \$1,980
IMPR.: \$9,120
TOTAL: \$11,100**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a 77-year old, one-story bungalow style dwelling of frame construction containing 1,114 square feet of living area. Features of the home include a full, unfinished basement and a full finished attic.

The appellant's appeal is based on overvaluation of the subject property. In support of this market value argument, the appellant submitted information on three sales comparables. A map indicated the comparables were in somewhat close proximity to the subject. The properties were improved with one, one-story and two, one and one-half-story frame dwellings that were 67 or 87 years old. The comparables range in size from 1,000 to 1,374 square feet of living area. Two comparables have unfinished basements and central air conditioning. Two comparables have garages. The sales occurred between December 2006 and December 2007 for prices ranging from \$23,500 to \$27,150 or from \$19.76 to \$23.50 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$10,020 or a market value of

approximately \$30,060 or \$26.98 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$14,590 was disclosed. The subject's assessment reflects an estimated market value of \$43,919 or \$39.42 per square foot of living area, land included, using the 2007 three-year median level of assessments for Peoria County of 33.22%.

In support of the subject's assessment, the board of review presented descriptions and sales data on three comparable properties. None of the comparables were located in the same neighborhood code as that assigned to the subject property; a map depicted the locations of the comparables, but failed to identify where the subject was located. The comparables consist of one-story bungalow style frame dwellings that range in age from 77 to 80 years old. The dwellings range in size from 1,054 to 1,152 square feet of living area. Each of the comparables has a full unfinished basement and central air conditioning; one comparable has a fireplace and another comparable has a garage. These comparables sold between July and November 2006 for prices ranging from \$44,500 to \$52,000 or from \$38.63 to \$47.71 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its 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 a reduction in the subject's assessment is warranted.

The appellant contends the assessment of the subject property is excessive and not reflective of its market value. When market value is the basis of the appeal the value of the property 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). The Board finds the evidence in the record does support a reduction in the subject's assessment.

The parties submitted a total of six comparable sales for the Board's consideration. The Board has given less weight to appellant's comparable #2 due to its lack of a basement as compared to the subject. The Board finds the remaining five comparables submitted by both parties were similar to the subject in size, design, exterior construction, and/or age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables sold between July 2006 and December 2007 for prices ranging from \$19.76 to \$47.71 per square foot of living area, including land. The subject's assessment reflects a market value of approximately \$43,919 or \$39.42 per square foot of living area, including land, using the three-year median level of assessments for Peoria County of 33.22%. The subject dwelling is inferior to each of

the board of review's comparables which feature central air conditioning, a fireplace and/or a garage not enjoyed by the subject. The subject is also inferior to appellant's comparables #1 and #3 which have central air conditioning and comparable #1 which has a garage. Given some of the subject's inferior features as compared to the most similar comparables presented on this record, the Board finds the subject's assessment reflects a market value that is excessive in comparison to the most similar comparables on a per-square-foot basis. After considering the most comparable sales on this record, the Board finds the appellant did demonstrate the subject property's assessment to be excessive in relation to its market value and a reduction in the subject's assessment is warranted on this record.

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. 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: July 23, 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.