



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

APPELLANT: Greg & Carrie Camp
DOCKET NO.: 08-00568.001-R-1
PARCEL NO.: 17-29-378-002

The parties of record before the Property Tax Appeal Board are Greg & Carrie Camp, the appellants; 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: \$12,700
IMPR.: \$73,922
TOTAL: \$86,622**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 57,986 square foot parcel improved with an eight year-old, two-story style frame dwelling that contains 2,576 square feet of living area. Features of the home include central air conditioning, a fireplace, an 840 square foot attached garage and a 1,288 square foot unfinished basement. The subject is located in Mapleton, Limestone Township, Peoria County.

The appellants submitted evidence to the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted photographs and a grid analysis of four comparable properties, two of which are located in the same neighborhood code as the subject, as determined by the township assessor. The comparables consist of two-story style frame dwellings that were built between 1989 and 1999 and range in size from 2,464 to 3,568 square feet of living area. Features of the comparables include central air conditioning, one or two fireplaces, full or partial unfinished basements and garages that contain from 480 to 840 square feet of

building area. The comparables were reported to have sold between August 2007 and August 2008 for prices ranging from \$236,000 to \$376,000 or from \$85.99 to \$105.38 per square foot of living area including land. Based on this evidence the appellants requested the subject's assessment be reduced to \$75,000, reflecting a market value of approximately \$225,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$97,300 was disclosed. The subject has an estimated market value of approximately \$293,692 or \$114.01 per square foot of living area including land, as reflected by its assessment and the Peoria County 2008 three-year median level of assessments of 33.13%.

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, two of which are located in the same neighborhood code as the subject, as determined by the township assessor. The comparables consist of one, 1.5-story frame dwelling, one, 1.0-story frame dwelling and one, 2.0-story frame dwelling. The comparables were built between 1997 and 1999 and range in size from 2,543 to 3,152 square feet of living area. Features of the comparables include central air conditioning, a fireplace, garages that contain from 693 to 890 square foot of building area and full basements, one of which has 1,050 square feet of finished area. The comparables sold between September 2006 and August 2008 for prices ranging from \$270,000 to \$292,500 or from \$85.66 to \$108.93 per square foot of living area including land. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 property's assessment is warranted.

The appellants contend the market value of the subject property is not accurately reflected in its assessed valuation. 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 appellants have met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the parties submitted seven comparable sales in support of their respective arguments. The Board gave less weight to the appellants' comparables #1 and #4 and the board of review's comparables because they differed significantly in living area or design when compared to the subject. The Board finds the appellants' comparables #2 and #3 were similar to the subject in design, exterior construction, age, size and most features and sold for prices of \$95.78 and \$100.89 per square foot of living area including land. The subject's estimated

market value as reflected by its assessment of \$114.01 per square foot of living area including land is not supported by the most similar comparables in this record. Therefore, the Board finds the evidence in the record does not support the subject's assessment.

In conclusion, the Board finds the appellants have proven overvaluation by a preponderance of the evidence and the subject's assessment as determined by the board of review is incorrect 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: February 18, 2011

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.