



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

APPELLANT: Matthew Maher
DOCKET NO.: 08-00815.001-R-1
PARCEL NO.: 17-29-376-005

The parties of record before the Property Tax Appeal Board are Matthew Maher, 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: \$10,910
IMPR.: \$69,240
TOTAL: \$80,150

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 43,995 square foot parcel improved with a nine year-old, two-story style frame dwelling that contains 2,280 square feet of living area. Features of the home include central air conditioning, a fireplace, a 928 square foot garage and a full unfinished basement. The subject is located in Mapleton, Limestone Township, Peoria County.

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 a grid analysis and Multiple Listing Service data sheets detailing four comparable properties located within 1.8 miles from the subject. The comparables consist of two, two-story frame dwellings and two, ranch style frame dwellings that range in age from 7 to 15 years and range in size from 2,454 to 3,152 square feet of living area. Features of the comparables include central air conditioning, gas or wood-burning fireplaces, garages that contain from 440 to 936 square foot of building area and full basements that contain finished areas ranging from 740 to 1,218 square feet. The

comparables were reported to have sold between April 2002 and February 2009 for prices ranging from \$220,000 to \$270,000 or from \$85.59 to \$89.64 per square foot of living area including land. The appellant's grid indicated the subject contains 2,210 square feet of living area, but no evidence was submitted to support this contention. Based on this evidence the appellant requested the subject's land assessment be reduced to \$7,550 and its improvement assessment be reduced to \$61,050.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$109,120 was disclosed. The subject has an estimated market value of approximately \$329,369 or \$144.46 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 assessment, the board of review submitted property record cards and a grid analysis of the subject and three comparable properties located in the same neighborhood code as the subject, as determined by the township assessor. The board of review's grid and the subject's property record card depict the subject as containing 2,280 square feet of living area.

The board of review's comparables consist of two-story style frame dwellings that were built between 1996 and 2006 and range in size from 2,361 to 3,169 square feet of living area. Features of the comparables include central air conditioning, a fireplace, garages that contain from 763 to 997 square foot of building area and full basements, one of which has 175 square feet of recreation area. The comparables sold between September and December 2007 for prices ranging from \$249,000 to \$436,000 or from \$105.46 to \$141.33 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 appellant contends 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 appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board initially finds the parties disputed the size of the subject dwelling. The subject's property record card is the only evidence in this record addressing the subject's living area and

therefore the Board finds the subject dwelling contains 2,280 square feet of living area.

The Board finds the parties submitted seven comparables in support of their respective arguments. The Board gave less weight to the appellant's comparables #1, #2 and #3 because they differed significantly in design and/or living area when compared to the subject. The Board also gave less weight to the board of review's comparables #2 and #3 because they too differed significantly from the subject in living area. The Board finds the appellant's comparable #4 and the board of review's comparable #1 were similar to the subject in design, exterior construction, size, age and most features. They sold for prices of \$224,000 and \$249,000 or \$88.89 and \$105.46 per square foot of living area including land. The subject's estimated market value of \$329,369 or \$144.46 per square foot of living area including land as reflected by its assessment falls well above these two most similar comparables. Therefore a reduction in the subject's assessment is warranted.

In conclusion, the Board finds the appellant has met his burden of proving 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: March 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.