



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

APPELLANT: Eric Beach
DOCKET NO.: 08-01960.001-R-1
PARCEL NO.: 14-34-103-018

The parties of record before the Property Tax Appeal Board are Eric Beach, the appellant, 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: \$3,100
IMPR.: \$16,000
TOTAL: \$19,100

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story frame dwelling containing 864 square feet of living area. The dwelling was built in 1962 and has a full partially finished basement and a 288 square foot attached garage.

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 four suggested comparable sales located in different assessment neighborhood codes as the subject as defined by the local assessor. The comparables consist of one-story frame dwellings that range in age from 55 to 85 years old. They contain from 858 to 936 square feet of living area and feature full unfinished basements. Two comparables have central air conditioning and one comparable has a fireplace. One comparable has a 280 square foot garage. The comparables sold from October 2007 to May 2008 for prices ranging from \$19,000 to \$35,000 or from \$22.04 to \$37.39 per square of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to

\$12,000 which would reflect a market value of approximately \$36,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$19,100 was disclosed. The subject's assessment reflects an estimated market value of \$57,652 or \$66.73 per square foot of living area including land using Peoria County's 2008 three-year median level of assessments of 33.13%.

In support of the subject's assessment, the board of review submitted a grid analysis along with property record cards of three suggested comparable sales. The comparables are located in the same assessment neighborhood code as the subject. The comparables consist of one-story frame dwellings that were built from 1936 to 1942. They contain either 796 or 996 square feet of living area and have full unfinished basements. Features include central air conditioning and either a 240 or a 400 square foot detached garage. The comparables sold from April 2008 to November 2008 for prices ranging from \$45,000 to \$67,803 or from \$56.53 to \$68.08 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted Multiple Listing Sheets for the three comparable sales submitted by the board of review. The appellant argued comparable #1 sold for less per square foot than the subject is assessed and has a finished basement. Comparable #2 has at least \$15,000 worth of updates that the subject lacks. In addition, the appellant argued it is unfair to compare owner occupied dwellings to a rental dwelling.

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 seven suggested comparable sales for the Board's consideration. The Board finds the parties' comparables are similar to the subject in size, style and some features. The comparables sold from October 2007 to November 2008 for prices ranging from \$19,000 to \$67,803 or from \$22.04 to \$68.08 per square of living area including land. The subject's assessment reflects an estimated market value of \$57,652 or \$66.73 per square foot of living area including land, which is within the range established by the sales in the record. The Board finds the subject is superior to the parties' comparables due to its

partial finished basement and considerably newer construction date. Therefore, after considering adjustments to the comparables for any differences when compared to the subject, the Property Tax Appeal Board finds 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 Morris

Member

J. R.

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 24, 2012

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.