



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

APPELLANT: Bonnie Hayes  
DOCKET NO.: 08-01999.001-R-1  
PARCEL NO.: 14-27-404-001

The parties of record before the Property Tax Appeal Board are Bonnie Hayes, 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: \$2,980  
IMPR.: \$15,370  
TOTAL: \$18,350**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a one-story frame dwelling containing 968 square feet of living area. The dwelling was built in 1930. Features include a basement and a garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the claim the appellant submitted information on three comparable properties. They are located in an area with a different neighborhood code than the subject, and the appellant did not indicate their proximity to the subject. The appellant's comparables consist of one-story frame dwellings. They were built in 1920 or 1929. They contain 944 or 960 square feet of living area. All have basements and garages, and one has central air conditioning. The comparables sold from October 2007 to July 2008 for \$27,000 to \$34,000 or \$28.12 to \$35.41 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$18,350 was disclosed. The subject's assessment reflects an estimated market value of \$55,388 or \$57.22 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 presented descriptions and sale price information on three comparable properties. They are located in an area with the same neighborhood code as the subject. They consist of one-story frame dwellings that were built from 1915 to 1925. The dwellings have 748 to 1,048 square feet of living area. All have basements, central air conditioning and garages. The board of review's comparables sold from April to September 2008 for \$61,640 to \$67,000 or \$58.82 to \$84.22 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 listing sheets related to the board of review's comparable properties and highlighted differences between the subject and the board of review's comparables. The appellant submitted an MLS listing sheet that indicated the board of review's comparable #1 sold on December 28, 2007, just four days before the assessment date for \$27,000. It sold for \$67,000 less than four months later. The appellant also argued that it is unfair to compare owner-occupied homes with rental properties such as the subject.

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 not warranted.

The appellant argued the subject 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 (2<sup>nd</sup> Dist. 2000). After an analysis of the evidence, the Board finds the appellant has not met this burden.

The record contains information on sales and assessments of six suggested comparable properties for the Board's consideration. The appellant's comparables are located in an area with different neighborhood code than the subject, and the appellant did not indicate their proximity to the subject. The board of review's comparables are located in an area with the same neighborhood code as the subject. The board of review's comparable #1, which sold for \$67,000 in April 2008, sold just four days prior to the assessment date for only \$27,000 or \$25.79 per square foot of living area including land. Between the time of that December 27, 2007, sale and the comparable's resale for \$67,000 it received new carpeting, new tile in the kitchen and bathroom, new kitchen cabinets, countertops and appliances, updated bath and all new windows. The other five comparables are similar in size and design to the subject. All have larger basements than the subject, and three have central air conditioning not enjoyed by the subject. They sold for \$27,000 to \$63,000 or \$28.12 to \$84.22 per square foot of living area including land. The

subject's estimated market value of \$55,388 or \$57.22 per square foot of living area including land is within that range and is lower than the two remaining board of review comparables located in an area with the same neighborhood code as the subject. After considering the evidence the Board finds the appellant has not proven by a preponderance of the evidence that the subject is overvalued 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.