



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

APPELLANT: Christopher Snyder  
DOCKET NO.: 08-02087.001-R-1  
PARCEL NO.: 14-33-260-005

The parties of record before the Property Tax Appeal Board are Christopher Snyder, 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:** \$2,810  
**IMPR.:** \$20,510  
**TOTAL:** \$23,320

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of an 88 year-old, one-story frame, bungalow style dwelling with a ½-finished attic that contains 1,330 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, and a one-car detached garage of 720 square feet of building area.

In writing, the parties presented no objection to a decision in this matter being rendered on the evidence submitted in the record. Therefore, the decision of the Property Tax Appeal Board contained herein shall be based upon the evidence contained in and made a part of this record.

The appellant through counsel 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 of three comparable sales with applicable Multiple Listing Service sheets. The location of the comparables in relation to the subject was illegible on the grid analysis submitted by the appellant. The comparables consist of a one and

one-half-story and two, two-story frame dwellings that were built between 1900 and 1928. The dwellings range in size from 1,216 to 1,344 square feet of living area. Each comparable has an unfinished basement, and one comparable has central air conditioning and a fireplace. None of the comparables have a garage. These properties sold between April and July 2007 for prices ranging from \$26,500 to \$35,000 or from \$19.71 to \$27.17 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$11,670 or a market value of approximately \$35,010.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$23,320 was disclosed. The subject's assessment reflects an estimated market value of \$70,389 or \$52.92 per square foot of living area, land included, using the 2008 three-year median level of assessments for Peoria County of 33.13%.

In support of the subject's estimated market value as reflected by its assessment, the board of review submitted a grid analysis of three comparable properties along with property record cards. The comparables were located in the same assessor's assigned neighborhood code as the subject. The comparables consist of one-story frame, bungalow style dwellings that were built in 1920 or 1925. The dwellings range in size from 1,142 to 1,440 square feet of living area. Features of the comparables include basements, two of which have finished areas of 240 and 800 square feet, respectively, central air conditioning, and garages that contain from 308 to 528 square feet of building area. Two comparables also have a fireplace. These properties sold between April and September 2007 for prices ranging from \$71,200 to \$81,000 or from \$49.79 to \$62.35 per square foot of living area including land. Based on this evidence, the board of review requested the subject's estimated market value as reflected by its assessment be confirmed.

In rebuttal, the appellant argued based on applicable Multiple Listing Service sheets that the board of review's comparables have features and updates not enjoyed by the subject. Moreover, after a foreclosure, comparable #1 was re-sold in November 2009 for \$54,900.

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 Property Tax Appeal Board further finds no reduction in the subject property'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 (3<sup>rd</sup> Dist. 2002). The Board finds the evidence

in the record does not support a reduction in the subject's assessment.

The Board finds the parties submitted six comparables for its consideration. The Board gave less weight to the appellant's comparables because each was of a different design than the subject's one-story design. The Board finds the board of review's comparables were most similar to the subject in location, design, exterior construction, age and/or features and sold for prices ranging from \$49.79 to \$62.35 per square foot of living area, land included. The subject's estimated market value as reflected by its assessment of \$70,389 or \$52.92 per square foot of living area falls within this range and at the lower end of the range. After considering the most comparable sales on this record along with adjustments and differences in both parties' comparables when compared to the subject, the Board finds the appellant did not demonstrate the subject property's assessment to be excessive in relation to its market value and a reduction in the subject's assessment is not 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. 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: August 20, 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.