



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

APPELLANT: Multi-State Investment LLC
DOCKET NO.: 08-02167.001-R-1
PARCEL NO.: 18-04-178-002

The parties of record before the Property Tax Appeal Board are Multi-State Investment LLC, 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 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: \$1,820
IMPR: \$7,150
TOTAL: \$8,970**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story dwelling of frame construction containing 897 square feet of living area. The dwelling was built in 1925. It has a basement.

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 areas with different neighborhood codes than the subject, and their proximity to the subject was not disclosed. The appellant's comparables consist of one-story frame dwellings. They were built from 1920 to 1947. They contain 624 to 796 square feet of living area. Two have basements and two have garages. The comparables sold from August 2007 to May 2008 for \$12,000 to \$18,000 or \$19.23 to \$26.63 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 \$11,640 was disclosed. The subject's assessment reflects an estimated market value of \$35,134 or \$39.17 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 five comparable properties. They are located from 0.219 mile to 0.473 mile from the subject. They consist of one-story frame dwellings that were built from 1910 to 1926. The dwellings have 838 to 976 square feet of living area. All have basements, four have garages, three have central air conditioning, and one has a fireplace. The board of review's comparables sold from June 2007 to June 2008 for \$27,500 to \$49,900 or \$31.54 to \$57.16 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 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 (2nd Dist. 2000). After an analysis of the evidence, the Board finds this burden has been met.

The record contains eight suggested comparable sales for the Board's consideration. The appellant's comparables' proximity to the subject is not known. The board of review's comparables sold for \$27,500 to \$49,900 or \$31.54 to \$57.16 per square foot of living area including land. The subject's estimated market value of \$35,134 or \$39.17 per square foot of living area including land is within that range. However, one of the two that are higher than the subject has central air conditioning, a garage and a fireplace the subject lacks, and the other has central air conditioning and a finished recreation area in the basement. The subject's estimated market value is higher than the other three comparables even though they each have central air conditioning and/or a garage not enjoyed by the subject. After considering the evidence the Board finds a preponderance of the evidence indicates the subject is overvalued 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 Morris

Member

Shawn R. Lerbis

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 23, 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.