



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

APPELLANT: Kent Jones
DOCKET NO.: 08-02179.001-R-1
PARCEL NO.: 14-33-376-045

The parties of record before the Property Tax Appeal Board are Kent Jones, 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: \$2,940
IMPR: \$6,870
TOTAL: \$9,810**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of an 88 year-old, one-story frame dwelling that contains 880 square foot of living area. The home has a 280 square foot detached garage.

Through his attorney, 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 Multiple Listing Service data sheets and a grid analysis of three comparable properties whose proximity to the subject was not specified. The comparables consist of one-story, cottage style dwellings, built between 1920 and 1947, which range in size from 624 to 796 square feet of living area. Two comparables have full unfinished basements and two have garages that contain 240 and 280 square foot of building area, respectively. One comparable has no basement. The comparables were reported to have sold between August 2007 and May 2008 for prices ranging from \$12,000 to \$18,000 or from \$19.23 to \$26.63 per square foot of living area including land. Based on this evidence the appellant

requested the subject's assessment be reduced to \$8,360, reflecting a market value of approximately \$25,080.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$9,810 was disclosed. The subject has an estimated market value of approximately \$29,611 or \$33.65 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 the subject's property record card, as well as property record cards and a grid analysis of seven comparable properties. While the board of review's grid depicts the subject as having a partial basement, the subject's property record card indicates the subject has no basement. The board of review's comparables consist of one-story, cottage or bungalow style frame dwellings that were built between 1920 and 1936 and that range in size from 748 to 950 square feet of living area. All the comparables have full or partial basements, one of which has 300 square feet of finished area, four have garages that contain from 240 to 308 square foot of building area and three have central air conditioning. The comparables sold between February 2007 and August 2008 for prices ranging from \$26,000 to \$44,000 or from \$27.54 to \$50.51 per square foot of living area including land. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In rebuttal, the appellant argued the board of review's comparables had amenities not enjoyed by the subject and two comparables did not sell through the Multiple Listing Service. The appellant also argued it was unfair to compare owner-occupied dwellings with rental properties, and that the board of review's comparable #3 is a duplex, whereas the subject is a single family home.

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 overvaluation as the basis of the appeal. When market value is the basis of the appeal, the value 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). After analyzing the market evidence submitted, the Board finds the appellant has failed to meet this burden.

The Board finds the parties submitted ten comparables in support of their respective arguments. The Board gave less weight to the appellant's comparables #1 and #3 because they differed significantly in living area and/or age when compared to the subject. The Board also gave less weight to the board of

review's comparables #5 and #6 because they were somewhat newer than the subject. The Board finds the remaining comparables were similar to the subject in design, exterior construction and living area, although they all had basements, whereas the subject has no basement. These properties sold for prices ranging from \$21.36 to \$48.25 per square foot of living area including land. The subject's estimated market value as reflected by its assessment of \$33.65 per square foot of living area including land falls within this range. Therefore, the Board finds the evidence in the record supports the subject's assessment.

In conclusion, the Board finds the appellant has failed to prove overvaluation by a preponderance of the evidence and the subject's assessment as determined by the board of review is correct 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

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: January 21, 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.