



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

APPELLANT: Victor Johnson  
DOCKET NO.: 08-02207.001-R-1  
PARCEL NO.: 18-18-204-017

The parties of record before the Property Tax Appeal Board are Victor Johnson, 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:** \$780  
**IMPR.:** \$10,040  
**TOTAL:** \$10,820

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a one-story frame dwelling containing 804 square feet of living area that was built in 1950. Features include a full unfinished basement and a detached one-car garage of 264 square feet.

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 three comparable sales, one of which was located in the same neighborhood code assigned by the assessor as the subject. The comparables consist of one-story or one and one-half-story frame dwellings that were built from 1900 to 1957 and range in size from 816 to 918 square feet of living area. Features had varying degrees of similarity when compared to the subject. The comparables sold from September 2007 to June 2008 for prices ranging from \$12,500 to \$17,000 or from \$14.74 to \$20.83 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$5,330 or a market value of approximately \$15,990.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$10,820 was disclosed. The subject's assessment reflects an estimated market value of \$32,659 or \$40.62 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 an analysis of five comparable sales; the properties were located in the same neighborhood code assigned by the assessor as the subject. The comparables consist of one-story frame dwellings that were built from 1935 to 1963 and range in size from 720 to 988 square feet of living area. Features had varying degrees of similarity when compared to the subject. The comparables sold between October 2006 and June 2008 for prices ranging from \$25,000 to \$42,000 or from \$30.36 to \$53.85 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 comparable sales submitted by the board of review. The appellant argued the comparables have updates and/or features not enjoyed by the subject. Also, Sale #3 purportedly involved a Seller and a Realtor who were related and the sale occurred after zero days on the market. The appellant lastly 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 (2<sup>nd</sup> Dist. 2000). After an analysis of the evidence, the Board finds the appellant has not overcome this burden.

The record contains eight suggested comparable sales for the Board's consideration. The Property Tax Appeal Board finds appellant's comparables #1 and #2 and comparables #2, #3, #4 and #5 submitted by the board of review were more similar to the subject in location, design, age, size, and/or features. They sold for prices ranging from \$12,500 to \$40,000 or \$14.74 to \$46.30 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$32,659 or \$40.62 per square foot of living area including land is within the range of the most similar comparables on a per-square-foot basis. 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

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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

*Shawn P. 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.