



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

APPELLANT: Florence M. Williams
DOCKET NO.: 08-02602.001-R-1
PARCEL NO.: 14-30-452-021

The parties of record before the Property Tax Appeal Board are Florence M. Williams, 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: \$3,050
IMPR: \$5,590
TOTAL: \$8,640

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 70 year-old, one-story, cottage style frame dwelling on a slab foundation that contains 432 square feet of living area. The subject has a 240 square foot detached garage and is located in Peoria, Peoria Township, Peoria County.

Through an 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 the subject's property record card, as well as multiple listing sheets and a grid analysis of three comparable properties, two of which are located in the same neighborhood code as the subject, as determined by the township assessor. The comparables consist of one-story ranch or bungalow style frame dwellings that were built between 1925 and 1950 and range in size from 589 to 680 square feet of living area. One comparable has a full unfinished basement while two comparables have no basements. Two comparables have central air conditioning and one has a 240 square foot garage. These properties sold between April 2007 and June 2008 for prices ranging from \$26,000 to \$36,000 or from

\$38.23 to \$54.62 per square foot of living area including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$5,000, reflecting a market value of approximately \$15,000.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$10,340 was disclosed. The subject has an estimated market value of \$31,210 or \$72.25 per square foot of living area including land, as reflected by its assessment and Peoria County's 2008 three-year median level of assessments of 33.13%.

In support of the subject's estimated market value as reflected by its assessment, the board of review submitted property record cards and a grid analysis of six comparable properties located in the same assessor's assigned neighborhood code as the subject. The comparables consist of one-story, cottage style frame dwellings that were built between 1920 and 1950 and range in size from 384 to 716 square feet of living area. Two comparables have full unfinished basements, one has central air conditioning and a fireplace and one has a 240 square foot garage. These properties sold between October 2007 and August 2009 for prices ranging from \$30,000 to \$44,900 or from \$57.69 to \$100.26 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 #4, #5 and #6 are not located proximate to the subject and several have features not enjoyed by 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 Property Tax Appeal Board further finds a 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 met this burden.

The Board finds the parties submitted nine comparables for its consideration. The Board gave less weight to the board of review's comparable #1 because its August 2009 sale is too remote in time to provide a reliable indication of the subject's value as of the January 1, 2008 assessment date at issue in this appeal. The Board also gave less weight to the board of review's comparables #4 and #6 because their full basements differed from the subject's slab foundation. The Board finds the remaining comparables were similar to the subject in most respects and sold for prices ranging from \$26,000 to \$44,900 or from \$38.23 to \$62.71 per square foot of living area including land. The

subject's estimated market value as reflected by its assessment of \$72.25 per square foot of living area including land falls above this range. After considering adjustments and differences in both parties' comparables when compared to the subject, the Board finds the evidence in the record does not support the subject's assessment 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: February 24, 2012

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.