



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

APPELLANT: Jerry Crayton
DOCKET NO.: 08-02629.001-R-1
PARCEL NO.: 13-13-158-013

The parties of record before the Property Tax Appeal Board are Jerry Crayton, the appellant, by attorney Clyde B. Hendricks of 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: \$2,890
IMPR: \$15,580
TOTAL: \$18,470**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a bi-level single family dwelling with 1,550 square feet of living area. The subject has a finished lower level, an aluminum siding exterior and was built in 1972.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted description and assessment information on three comparables. The comparables are improved with two, bi-level dwellings and one, one-story dwelling that range in size from 925 to 1,874 square feet of living area. Two comparables have finished lower levels, two have central air conditioning, and two have either an attached or a detached garage. The comparables were constructed from 1969 to 1971 and have aluminum or vinyl siding exteriors. The multiple listing sheet for comparable #1 stated the home needs work. The multiple listing sheet for comparable #3 stated the property "Needs some TLC" and the comparable was "sold as is." The comparables sold from May 2007 to June 2008 for prices ranging from \$42,500 to \$67,000 or from \$32.67 to \$64.76 per square foot of living area, land included. The appellant also provided copies of exterior and interior photographs of the subject depicting its poor condition. Based on this evidence the

appellant requested the subject's assessment be reduced to \$16,670.

The board of review (BOR) submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$21,670 was disclosed. The subject's assessment reflects a market value of \$65,409 or \$42.20 per square foot of living area using the 2008 three year average median level of assessments for Peoria County of 33.13%. In support of assessment the BOR submitted descriptions and assessment information on three comparables. The comparables are described as being improved with bi-level dwellings that range in size from 1,550 to 1,848 square feet of living area. The comparables were built in 1971 and have aluminum siding exterior construction. Each comparable has a finished lower level and central air conditioning. One comparable has garage. These properties are described as being in fair condition while the subject is described as being in poor condition. These comparables sold from March 2007 to November 2007 for prices ranging from \$70,500 to \$81,000 or from \$43.83 to \$49.35 per square foot of living area, including land. The BOR also submitted a map depicting the location of the subject and the comparables submitted by both parties. Based on this evidence, the BOR requested confirmation of the subject's assessment.

In rebuttal the appellant submitted copies of the multiple listing sheets for BOR comparable #2 and comparable #3. The listing for comparable #2 stated the home was "Ready to move in." The information also indicated this comparable had a new roof and new carpeting. The listing for comparable #3 indicated the cumulative days on the market were 0.

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 the appeal. The Board further finds a reduction in the subject's assessment is supported by the evidence in the record.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. 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 (3rd Dist. 2002). The Board finds the sales in the record support a reduction in the subject's assessment.

The Board finds the appellant's comparable #1 and #3 are similar to the subject in style, age, features and condition. These comparables sold in October 2007 and June 2008 for prices of \$42,500 and \$67,000 or \$32.67 and \$35.75 per square foot of living area, including land, respectively. The subject's assessment of \$21,670 reflects a market value of \$65,409 or \$42.20 per square foot of living area using the 2008 three year average median level of assessments for Peoria County of 33.13%. The Board finds the subject's assessment is above the range

established by the best comparables in the record on a square foot basis and a reduction is justified.

The Board gave less weight to the comparables submitted by the BOR due to their superior condition as compared to that of the subject property.

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: March 18, 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.