



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

APPELLANT: Union Planters Bank  
DOCKET NO.: 08-02928.001-R-1  
PARCEL NO.: 18-05-427-037

The parties of record before the Property Tax Appeal Board are Union Planters Bank, the appellant, 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:** \$1,840  
**IMPR.:** \$18,450  
**TOTAL:** \$20,290

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a two-story frame dwelling containing 1,724 square feet of living area that was built in 1912. Features include a full unfinished basement, a fireplace, and an attached one-car garage of 180 square feet of building area.<sup>1</sup>

The appellant presented no objection to a decision in this matter being rendered on the evidence submitted in the record. Therefore, the decision of the Property Tax Appeal Board contained herein shall be based upon the evidence contained in and made a part of this record.

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. The proximity of these properties to the subject was not disclosed. The comparables consist of one and one-half or two-story frame dwellings that were built from 1920 to 1935 and range

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<sup>1</sup> Although both parties report a 214 square foot garage, the garage size has been taken from the property record card.

in size from 1,428 to 1,792 square feet of living area. Features include unfinished basements and two comparables have garages. The comparables sold from September 2007 to July 2008 for prices ranging from \$20,000 to \$32,500 or from \$12.48 to \$22.75 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$9,000 or a market value of approximately \$27,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$20,290 was disclosed. The subject's assessment reflects an estimated market value of \$61,244 or \$35.52 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 three comparable sales; the properties were from .27 to .93-miles from the subject. The board of review also included a map depicting the appellant's comparables were from .17 to .48-miles from the subject. The board of review's comparables consist of two-story frame dwellings that were built from 1914 to 1919 and range in size from 1,460 to 1,583 square feet of living area. Features include basements, one of which was partially finished. One comparable has central air conditioning and another comparable has a fireplace. Each of the comparables has a garage ranging in size from 240 to 576 square feet of building area. The comparables sold between April and August 2007 for prices ranging from \$62,000 to \$67,500 or from \$39.17 to \$45.92 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 pointed out that the subject property was purchased in May 2003 for \$20,000 and "is a rental in poor condition." The appellant also submitted Multiple Listing Sheets for the comparable sales submitted by the board of review and pointed out differences in features and amenities. The appellant argued the comparables have updates and/or features not enjoyed by the subject. The appellant also 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 six suggested comparable sales for the Board's consideration. Based on differences in age, style and/or dwelling size, the Board has given less weight to appellant's comparables #2 and #3. The Property Tax Appeal Board finds appellant's comparable #1 and the comparables 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 \$27,000 to \$67,500 or \$15.06 to \$45.92 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$61,244 or \$35.52 per square foot of living area including land which appears justified given the age and features of the subject as compared to the most similar comparables. 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 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 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: June 24, 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.