



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

APPELLANT: Merle & Carol Huff
DOCKET NO.: 08-02941.001-R-1
PARCEL NO.: 14-27-182-010

The parties of record before the Property Tax Appeal Board are Merle & Carol Huff, the appellants, 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: \$3,700
IMPR.: \$10,910
TOTAL: \$14,610

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 68 year-old, one-story, cottage style frame dwelling that contains 576 square feet of living area. The subject has a full unfinished basement and is located in Peoria, Peoria Township, Peoria County.

Through an attorney, the appellants appeared before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted the subject's property record card, as well as a grid analysis of three comparable properties. The comparables consist of one-story, ranch or bungalow style frame dwellings that were built between 1930 and 1959 and range in size from 560 to 720 square feet of living area. Two comparables have slab foundations and garages that contain 308 or 466 square feet of building area and one comparable has a full unfinished basement, but no garage. These properties sold between February 2007 and July 2008 for prices ranging from \$15,000 to \$32,000 or from \$20.83 to \$57.14 per square foot of living area including land. Based on this evidence, the appellant requested the subject's assessment be

reduced to \$9,340, reflecting a market value of approximately \$28,020.

The board of review submitted its Board of Review Notes on Appeal wherein the subject's total assessment of \$14,610 was disclosed. The subject has an estimated market value of \$44,099 or \$76.56 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 three comparable properties, two of which are located in the same assessor's assigned neighborhood code as the subject. The comparables consist of one-story, cottage or modular style frame dwellings that were built in 1930 or 1940 and range in size from 624 to 772 square feet of living area. Two comparables have central air conditioning and full or partial unfinished basements and one has a 440 square foot garage. These properties sold between April 2007 and March 2008 for prices ranging from \$40,000 to \$62,500 or from \$58.82 to \$80.96 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 two of the board of review's comparables have features not enjoyed by the subject and one is in a superior neighborhood. The appellant also argued the board of review's comparable #3 sold in January 2007 for \$39,000, with numerous updates between that sale and the board of review's indicated sale in March 2008 for \$62,500.

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 appellants contend 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 appellants have failed to meet this burden.

The Board finds the parties submitted six comparables for its consideration. The Board gave less weight to the appellants' comparables #1 and #3 and the board of review's comparable #2 because they had no basements, dissimilar to the subject's full unfinished basement. The Board finds the remaining comparables, most especially board of review comparable #1, which is located on the subject's street, were similar to the subject in design, age, size and some features and sold for prices ranging from \$32,000 to \$62,500 or from \$57.14 to \$80.96 per square foot of

living area including land. The subject's estimated market value as reflected by its assessment of \$44,099 or \$76.56 per square foot of living area including land falls within this range. After considering adjustments and differences in both parties' comparables when compared to the subject, the Board finds the evidence in the record supports the subject's assessment 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.

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: March 23, 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.