



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

APPELLANT: Bob Fisher
DOCKET NO.: 08-03104.001-R-1
PARCEL NO.: 14-33-304-018

The parties of record before the Property Tax Appeal Board are Bob Fisher, 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: \$2,850
IMPR.: \$16,160
TOTAL: \$19,010

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story single family dwelling with 1,036 square feet of living area. Features of the property include a basement, central air conditioning, a fireplace and a detached garage with 280 square feet. The dwelling was constructed in 1924 and has an aluminum siding exterior.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis using three comparable sales improved with two, one-story dwellings and one, two-story dwelling that range in size from 1,128 to 1,306 square feet of living area. Each comparable has a basement and each comparable has a detached garage. The dwellings were constructed from 1880 to 1930 and have aluminum siding exteriors based on the multiple listing sheets submitted by the appellant. These comparables sold from January 2007 to March 2007 for prices ranging from \$23,000 to \$29,900 or from \$20.39 to \$25.87 per square foot of living area. Based on this evidence the appellant requested the subject's assessment be reduced to \$9,600.

The board of review (BOR) submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling

\$19,990 was disclosed. The subject's assessment reflects a market value of \$60,338 or \$58.24 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 the assessment the BOR submitted information on three comparables composed of one-story dwellings that ranged in size from 962 to 1,123 square feet of living area. Each comparable has a basement, each comparable has central air conditioning, one comparable has a fireplace and each comparable has a detached garage. The comparables were constructed from 1920 to 1929 and they have either aluminum or frame exteriors. The BOR also submitted a map depicting the location of the subject and their comparables. The sales occurred from August 2007 to August 2008 for prices ranging from \$45,000 to \$60,000 or from \$46.78 to \$57.36 per square foot of living area. Based on this evidence, the BOR requested confirmation of the subject's assessment.

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 comparables most similar to subject include appellant's comparable #2 and the BOR comparables. These comparables were improved with one-story dwellings that ranged in size from 962 to 1,306 square feet of living area and were built from 1920 to 1930. These comparables sold from February 2007 to August 2008 for prices ranging from \$29,000 to \$60,000 or from \$22.21 to \$57.36 per square foot of living area, including land. The subject's assessment of \$19,990 reflects a market value of \$60,338 or \$58.24 per square foot of living area, including land, using the 2008 three year average median level of assessments for Peoria County of 33.13%. The subject's assessment reflects a market value slightly above the range established by the best comparables in the record. Based on this record the Board finds a reduction in the subject's assessment 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 M. Louie

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: April 22, 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.