



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

APPELLANT: Rida & Barbara Boulos  
DOCKET NO.: 09-00592.001-R-1  
PARCEL NO.: 13-24-152-005

The parties of record before the Property Tax Appeal Board are Rida & Barbara Boulos, the appellants; 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:** \$23,560  
**IMPR:** \$86,290  
**TOTAL:** \$109,850

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject parcel of 12,720 square feet is improved with a one-story frame and masonry dwelling containing 2,399 square feet of living area. The dwelling is approximately 14 years old and features a partial unfinished basement, central air conditioning and a 713 square foot attached garage.

Rida Boulos appeared before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellants submitted Multiple Listing Service (MLS) sheets detailing sales information on three suggested comparable properties located from 0.04 to 0.33 of a mile from the subject. The comparables consist of one-story, one and one-half story and two-story frame and brick dwellings containing from 2,250 to 2,428 square feet of living area. The dwellings were built from 1997 to 2006. The comparables have lot sizes ranging from 7,344 to 15,330 square feet of land area. One comparable has a full, partially finished basement. Two comparables have partial basements, one of which is partially finished. The comparables have central air conditioning and either a two-car or three-car garage. Two comparables have

either one or two fireplaces. The comparables sold from September 2008 to August 2009 for prices ranging from \$279,000 to \$293,000 or from \$114.91 to \$130.22 per square of living area including land.

The appellants' evidence also includes various analyses indicating a general decline in the real estate market in the Peoria County area from 2008 to 2009.

Under cross examination, the appellant testified that they did not prepare the evidence for their appeal.

Based on this evidence the appellants requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's assessment of \$109,850 was disclosed. The subject's assessment reflects an estimated market value of \$333,992 or \$139.22 per square foot of living area including land using Peoria County's 2009 three-year median level of assessments of 32.89%.

In support of the subject's assessment, the board of review submitted property record cards, a location map and an analysis for three suggested comparable sales located from 0.06 to 0.21 of a mile from the subject. The comparables consist of one-story or two-story frame and masonry dwellings containing from 2,290 to 2,925 square feet of living area. The dwellings were built from 1997 to 2002. The comparables have lot sizes ranging from 9,990 to 15,960 square foot of land area. Features include full unfinished basements, central air conditioning, a fireplace and garages ranging in size from 528 to 770 square feet of building area. The comparables sold from September 2008 to October 2009 for prices ranging from \$351,400 to \$390,000 or from \$133.33 to \$153.94 per square of living area including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

After hearing testimony 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 appellants 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 appellants have not overcome this burden.

The Board gives less weight to the appellants' various analyses indicating a general decline in the real estate market in the Peoria County area from 2008 to 2009. The evidence lacks

descriptive data, such as dwelling style, exterior construction and features, necessary to compare the properties to the subject. Moreover, this evidence does not demonstrate the subject assessment was not reflective of fair market value.

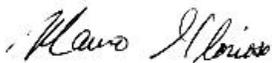
The Board finds both parties submitted a total of six comparable sales for consideration. The Board gave less weight to the appellants' comparable #3 due to its dissimilar two-story design when compared to the subject's one-story design. In addition, comparable #3 was built in 2006, which is ten years newer than the subject. Similarly, the Board gave less weight to the board of review's comparable #2 due to its dissimilar two-story design when compared to the subject's one-story design. The Board finds the remaining four comparables most similar to the subject in location, age, style, exterior construction and features. These comparables sold in September 2008 and October 2008 for prices ranging from \$285,000 to \$390,000 or from \$118.36 to \$153.94 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$333,992 or \$139.22 per square foot of living area including land, which falls within the range of the most comparable properties in the record. After considering adjustments and the differences in the comparables when compared to the subject, the Board finds the subject's assessment is supported by the most similar sales in the record. Therefore, 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.

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Chairman



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Member



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Member



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Member



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Acting 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: November 18, 2011



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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.