



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

APPELLANT: Edward & Melody Hartman
DOCKET NO.: 11-00382.001-R-1
PARCEL NO.: 09-30-202-010

The parties of record before the Property Tax Appeal Board are Edward & Melody Hartman, 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: \$13,720
IMPR.: \$77,530
TOTAL: \$91,250

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story dwelling of brick and frame exterior construction containing 2,198 square feet of living area. The dwelling was built in 1999. Features include a full unfinished basement, central air conditioning, one fireplace and an attached 704 square foot three-car garage. The home is situated on approximately .27 of an acre of land area. The subject is located in Medina Township, Peoria County, Illinois.

The appellants appeared before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation argument, the appellants' submitted information on three suggested comparable sales located from 3 to 8 blocks from the subject. The comparables have lot sizes ranging from .23 to .53 of an acre of land area. The comparables were described as one-story or two-story dwellings of frame construction containing from 1,898 to 3,240 square feet of living area. The dwellings were built from 1999 to 2005. Features include full or partial unfinished basements, central air conditioning, one fireplace and garages ranging in size from 702

to 894 square feet of building area. The comparables sold from June 2010 to June 2011 for prices ranging from \$253,000 to \$330,000 or from \$101.85 to \$133.30 per square foot of living area, including land.

The appellant, Edward Hartman, argued that based on the sales in his neighborhood, homes prices are declining.

Based on this evidence, the appellants requested the subject's assessment be reduced to \$80,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$91,250 was disclosed. The subject's assessment reflects an estimated market value of \$276,767 or \$125.92 per square foot of living area including land, using Peoria County's 2011 three-year average median level of assessments of 32.97%.

In support of the subject's assessment, the board of review submitted a sales grid comprised of six comparables, one of which is located in the same neighborhood code as the subject. The comparables had lots ranging in size from .18 to .43 of an acre of land area. The comparables were described as one-story dwellings of frame construction containing from 1,452 to 1,960 square feet of living area. The dwellings were built from 2000 to 2005. Features include full basements, four of which have finished area; central air conditioning, one fireplace and garages ranging in size from 400 to 576 square feet of building area. The comparables sold from November 2010 to December 2012 for prices ranging from \$210,500 to \$250,000 or from \$126.96 to \$149.38 per square foot of living area, including land.

The board of review's representative argued that the appellants' evidence included only one ranch style home similar to the subject.

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

After hearing the testimony and reviewing the record, 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 argued the subject property was overvalued. 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, Ill.App.3d 1038 (3rd Dist.2002). The Board finds the appellants have not met this burden of proof.

The parties submitted a total of nine suggested comparable sales for the Boards consideration. The Board gave less weight to the appellants' comparables #1 and #3 due to their dissimilar two-

story style when compared to the subject. The Board gave less weight to the board of review's comparables #1, #2, #3 and #4 due to their sale dates occurring greater than 15 months subsequent to the subject's January 1, 2011 assessment date. The Board finds the remaining three sales were most similar to the subject in exterior construction, size, age and features. These comparables sold from November 2010 to June 2011 for prices ranging from \$210,500 to \$253,000 or from \$126.96 to \$133.30 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$276,767 or \$125.92 per square foot of living area, including land, which is below the range of the best comparables in the record on a square foot basis. Accepted real estate valuation theory provides, all other factors being equal, as the size of a property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. Based on this analysis, the Board finds the subject's lower per square foot improvement assessment is well justified given its larger size. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's assessment is justified and no reduction based on overvaluation 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

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: September 20, 2013

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.