



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

APPELLANT: Simon Bechara
DOCKET NO.: 11-00974.001-R-1
PARCEL NO.: 14-30-179-015

The parties of record before the Property Tax Appeal Board are Simon Bechara, 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: \$6,170
IMPR.: \$33,830
TOTAL: \$40,000**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story dwelling of brick exterior construction containing 1,382 square feet of living area. The dwelling was constructed in 1956. Features of the home include a full basement that is partially finished as a recreation room, central air conditioning and an attached 264 square foot garage. The property has a .19-acre site and is located in Peoria, City of Peoria Township, Peoria County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales located in the same neighborhood code assigned by the assessor as the subject property. The comparables are also within .27 of a mile of the subject. The properties are described as lots ranging in size from .21 to .31 of an acre that are improved with one-story dwellings of brick or frame and brick construction. The homes range in size from 1,310 to 1,432 square feet of living area and were constructed from 1955 to 1963. Features of the comparables include a partial basement, two of which include finished areas. Each home has central air conditioning and a garage ranging in size from 240 to 440 square feet of building area. One of the comparables also has a fireplace. These comparables sold from November 2009 to April 2011 for prices ranging from \$81,700 to \$95,000 or from \$57.05 to \$72.52 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$30,000 which would reflect a market value of approximately \$90,000 or \$65.12 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$40,000 was disclosed. The subject's assessment reflects a market value of \$121,322 or \$87.79 per square foot of living area, including land, when applying the 2011 three year average median level of assessment for Peoria County of 32.97% as determined by the Illinois Department of Revenue.

The board of review presented information on three comparable sales that are improved with one-story dwellings of brick or frame exterior construction that range in size from 1,344 to 1,512 square feet of living area. The dwellings were constructed from 1958 to 1967. Each has the same neighborhood code as the subject property. Features of the comparables include a full or partial unfinished basement, one of which is partially finished as a recreation room, central air conditioning and a garage ranging in size from 468 to 650 square feet of building area. Two of the comparables have one and two fireplaces, respectively. The comparables have sites ranging in size from .24 to .49-acres. These three comparables sold from May 2010 to May 2011 for prices ranging from \$105,000 to \$142,000 or from \$78.13 to \$96.60 per square foot of living area, including land.

Based on this sales evidence, the board of review opined that sale values increased in 2011 and no reduction in the subject's assessment was warranted.

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 a reduction in the subject's assessment is not warranted.

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); 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. (86 Ill.Admin.Code §1910.65(c)). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of six comparable sales located in close proximity to the subject. The Board finds the appellant's comparable #3 and board of review comparables #1 and #2 are most similar to the subject in size, style, exterior construction, features, age and/or land area. These properties also sold

proximate in time to the assessment date at issue of January 1, 2011. Due to the similarities to the subject, these three comparables received the most weight in the Board's analysis. These comparables sold for prices ranging from \$95,000 to \$142,000 or from \$72.52 to \$96.60 per square foot of living area, including land. The subject's assessment reflects a market value of \$121,322 or \$87.79 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis and appears justified giving due consideration to differences between the subject and these most similar comparables.

Based on this record the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's assessment is not justified.

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: November 22, 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.