



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

APPELLANT: Sam Property Group  
DOCKET NO.: 11-01070.001-R-1  
PARCEL NO.: 14-32-254-010

The parties of record before the Property Tax Appeal Board are Sam Property Group, the appellant, 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: \$3,040  
IMPR: \$10,960  
TOTAL: \$14,000**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a one-story dwelling of frame construction containing 900 square feet of living area. The dwelling was constructed in 1919. Features of the home include a full basement, central air conditioning and a 336 square foot detached garage. The property has a 5,227 square foot 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 evidence disclosing the subject property was purchased on September 4, 2009 for a price of \$22,735. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor, the property had been advertised on the open market with the Multiple Listing Service and it had been on the market for 207 days. In further support of the transaction the appellant submitted a copy of the Illinois Real Property Transfer

Declaration. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$14,000 was disclosed. The subject's assessment reflects a market value of \$42,463 or \$47.18 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.

In support of the assessment the board of review submitted property record cards and photographs on three comparable sales. The comparables are improved with one-story dwellings of frame construction that range in size from 888 to 928 square feet of living area. The dwellings were constructed from 1920 to 1927. Each has the same neighborhood code as the subject property. Two of the comparables have full basements and central air conditioning. One of the comparables has a 216 square foot detached garage. The comparables have sites ranging in size from 5,227 to 8,712 square feet of land area. The comparables sold from August 2009 to September 2011 for prices ranging from \$30,000 to \$70,000 or from \$33.78 to \$70,000 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a letter objecting to the board of review's argument.

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 (3<sup>rd</sup> 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 has not met this

burden of proof and a reduction in the subject's assessment is not warranted.

The Board gave less weight to the subject property's sale. This sale occurred in June 2009, which is less indicative of fair market value and 16 months prior to the January 1, 2011 assessment date. Also, based on a photograph from the multiple listing sheet and property record card, this property has had many cosmetic changes. It is noted on the property record card from an exterior inspection February 2012 that this property has new siding, a new roof and windows.

The Board finds the best evidence of market value in the record to be the comparable sales submitted by the board of review. The Board finds the board of review submitted three suggested sale comparables for consideration. The Board gave less weight to comparable #1. This sale occurred in August 2009, which is less indicative of fair market value as of the subject's January 1, 2011 assessment date. The Board finds the remaining two comparables have varying degrees of similarity when compared to the subject in location, size, style, exterior construction, features and age. These properties also sold most proximate in time to the assessment date at issue. Due to the similarities to the subject, these comparables received the most weight in the Board's analysis. The comparables sold for prices of \$30,000 and \$70,000 or \$33.78 and \$78.30 per square foot of living area, including land. The subject's assessment reflects a market value of \$42,463 or \$47.18 per square foot of living area, including land, which is supported by the best comparable sales in this record. 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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Tracy 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: January 24, 2014

*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.