



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

APPELLANT: Bob Fredericks
DOCKET NO.: 11-01102.001-R-1
PARCEL NO.: 14-31-204-014

The parties of record before the Property Tax Appeal Board are Bob Fredericks, 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: \$3,010
IMPR.: \$18,520
TOTAL: \$21,530

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story dwelling of frame construction containing 864 square feet of living area. The dwelling was constructed in 1957. Features of the home include a concrete slab foundation and a 300 square foot detached garage. The property has a 7,475 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 information on six comparable sales described as one-story dwellings of frame or brick construction that ranged in size from 720 to 1,003 square feet of living area. The dwellings were constructed from 1952 to 1958. The subject property and comparables are located in the Hamilton Park subdivision. Features include a one-car garage. Four of the comparables include a full basement, with one having a partially finished recreation room. Three comparables have central air conditioning. The comparables have sites ranging in size from 6,240 to 10,080 square feet of land

area. The comparables sold from February 2010 to November 2011 for prices ranging from \$17,000 to \$42,000 or from \$19.68 to \$43.76 per square foot of living area, including land. The appellant also disclosed that the subject property sold in March 2009 for \$39,500 or \$45.71 per square foot of living area, including land. The appellant included the Multiple Listing Service sheets for the subject property and comparables. The appellant did not complete Section IV-Recent Sales Data on the complaint form. The Multiple Listing Service sheet disclosed the subject property had an asking price of \$31,950 but sold for \$39,500 after being on the market for 2 days. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$13,333.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$21,530 was disclosed. The subject's assessment reflects a market value of \$65,302 or \$75.58 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 11 comparable sales improved with one-story dwellings of brick or frame construction that range in size from 768 to 1,060 square feet of living area. The dwellings were constructed from 1951 to 1958. Eight comparables have the same neighborhood code as the subject property. All of the comparables are located within one-half mile of the subject property. Features of the comparables include a one-car garage. Five comparables have a full basement, with four having a partially finished recreation room. Ten comparables have central air conditioning. The comparables have sites ranging in size from .14 to .38-acre of land area. The comparables sold from January 2010 to September 2012 for prices ranging from \$57,000 to \$89,000 or from \$68.53 to \$94.95 per square foot of living area, including land. Based on this evidence, the board of review 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 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 Board finds the parties submitted 17 suggested sale comparables for consideration. The Board gave less weight to the appellant's comparables #2, #3, #4, #6 and comparables #3, #4, #5, #7 and #11 submitted by the board of review. These comparables have a basement, unlike the subject property. The Board finds the remaining eight comparables submitted by both parties have varying degrees of similarity when compared to the subject in location, size, style, exterior construction, features and age. These properties also sold on dates that bracket the assessment date of January 1, 2011. Due to the similarities to the subject, these comparables received the most weight in the Board's analysis. These eight comparables sold for prices ranging from \$17,000 to \$78,000 or from \$19.68 to \$89.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$65,302 or \$75.58 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences from the subject in size, design, age, land area and features the subject's estimated market value is supported. 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: February 21, 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.