



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

APPELLANT: Joseph Palmer
DOCKET NO.: 11-01108.001-R-1
PARCEL NO.: 09-13-203-001

The parties of record before the Property Tax Appeal Board are Joseph Palmer, 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: \$16,010
IMPR: \$99,860
TOTAL: \$115,870

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story frame dwelling containing 2,542 square feet of living area that was built in 2008. The dwelling features a full unfinished basement, central air conditioning, a fireplace and a 648 square foot attached garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this claim, the appellant submitted three suggested comparable sales. The comparables are located in the same assessment neighborhood code as the subject as defined by the local assessor. Additionally, their proximity in relation to the subject was not disclosed. The comparables were reported as consisting of one-story frame or masonry dwellings that were built from 1995 to 2009. They contain from 2,258 to 3,046 square feet of living area. Two comparables have full unfinished basements and a fireplace. The comparables feature central air conditioning and garages ranging in size from 470 to 912 square feet of building area. The comparables sold from September 2009

to October 2010 for prices ranging from \$275,000 to \$327,500 or from \$97.14 to \$121.79 per square of living area including land.

Based on this evidence, the appellant 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 \$115,870 was disclosed. The subject's assessment reflects an estimated market value of \$351,441 or \$138.25 per square foot of living area including land using Peoria County's 2011 three-year median level of assessments of 32.97%.

In rebuttal, the board of review asserted the appellant used dissimilar two-story style dwellings when compared to the subject's one-story style dwelling.

In support of the subject's assessment, the board of review submitted property tax information sheets and a market analysis of three suggested comparable sales. The comparables are located in the same assessment neighborhood code as the subject as defined by the local assessor. The comparables consist of one-story frame or masonry dwellings that were built from 1979 to 2008. They contain from 1,560 to 2,202 square feet of living area. Two comparables feature full basements, one of which has finished area and one comparable has a partial basement that is fully finished. Other features include central air conditioning, one or two fireplaces and attached garages ranging in size from 702 to 1,808 square feet of building area. The comparables sold from November 2010 to September 2011 for prices ranging from \$230,000 to \$285,000 or from \$129.43 to \$147.44 per square of living area including land.

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

In rebuttal, the appellant argued that the comparables submitted were obtained from the Peoria County GIS system and were the best comparables as of August 18, 2011. Additionally, the board of review's comparable #1 is a significantly smaller dwelling which was built in 1979.

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 evidence in this record supports the subject's assessment.

The record contains six suggested comparable sales for the Board's consideration. The Board finds the parties submitted sales that were not particularly similar to the subject. The appellant submitted dissimilar two-story style dwellings, which was supported by the grid analysis in which the main living area is different than the total living area. In addition, comparable #3 lacks a basement which the subject enjoys and is an old sale from September 2009. As such, the Board gave the appellant's comparables no weight. Two of the board of review's comparables are significantly smaller than the subject and two comparables are considerably older when compared to the subject. The Board finds that the board of review's comparable #2 is the best sale when compared to the subject. However, this sale was improved with a dwelling that was approximately 10 years older than the subject property. The comparable sold in September 2011 for \$285,000 or \$129.43 per square foot of living area including land. Due to age, an upward adjustment to this sale would be needed. The Board finds the subject's assessment reflecting a market value of \$138.25 per square foot of living area is supported by this sale. In conclusion, the Property Tax Appeal Board finds the subject's estimated market value as reflected by its assessment is correct and 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.



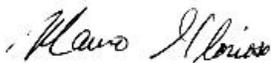
Chairman



Member



Member



Member



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: December 20, 2013



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.