



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

APPELLANT: Bob Fredericks
DOCKET NO.: 11-01222.001-R-1
PARCEL NO.: 14-21-454-015

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: \$4,840
IMPR.: \$21,560
TOTAL: \$26,400

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story frame dwelling containing 780 square feet of living area that was built in 1952. The dwelling features a full, partially finished basement, central air conditioning and a 280 square foot detached garage. The home is situated on a .24 acre lot located in Richwoods Township, Peoria County, Illinois.

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 different assessment neighborhood codes as the subject as defined by the local assessor. The comparables consist of one-story frame dwellings that were built from 1949 to 1962. The dwellings contain from 744 to 1,372 square feet of living area. Two comparables have central air conditioning and two comparables have detached garages of 280 square feet of building area. The comparables sold from April 2010 to August 2011 for prices ranging from \$43,000 to \$58,000 or from \$42.27 to \$67.54 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 \$26,400 was disclosed. The subject's assessment reflects an estimated market value of \$80,073 or \$102.66 per square foot of living area including land using Peoria County's 2011 three-year median level of assessments of 32.97%.

In support of the subject's assessment, the board of review submitted five suggested comparable sales. One comparable is located in the same assessment neighborhood code as the subject as defined by the local assessor. The comparables consist of one-story frame dwellings that were built from 1920 to 1953. They contain from 764 to 910 square feet of living area. Three comparables feature full basements, two of which are partially finished. Four comparables have central air conditioning, two comparables have either one or two fireplaces and four comparables have garages ranging in size from 240 to 400 square feet of building area. The comparables sold from April 2010 to October 2012 for prices ranging from \$20,500 to \$107,500 or from \$26.83 to \$118.92 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 submitted a one-page brief criticizing the board of review comparables and Multiple Listing Service Sheets for the board of review's comparables. The appellant argued that five of the board of review's comparables sold in 2012 and the remaining comparable was updated prior to its sale.

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 no reduction in the subject's assessment is warranted.

The appellant argued the subject property is 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, 331 Ill.App.3d 1038 (3rd Dist. 2002); 86 Ill.Admin.Code §1910.63(e). After an analysis of the evidence, the Board finds the appellant has not overcome this burden.

As an initial matter, the Board finds the appellant submitted comparables that lacked basements, which the subject enjoys. The Board also finds that the board of review submitted four sales from 2012, which would be considered dated when compared to the subject's January 1, 2011 assessment date and two comparables that lacked basements, which the subject enjoys.

The record contains eight suggested comparable sales for the Board's consideration. The Board finds the sales submitted by the parties were somewhat similar to the subject in location, style, size and some features. The comparables sold from April 2010 to October 2012 for prices ranging from \$20,500 to \$107,500 or from \$26.83 to \$118.92 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$80,073 or \$102.66 per square foot of living area including land, which falls within the range established by the comparables. After adjusting the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is justified 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.

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: December 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.