



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

APPELLANT: Chris & Melea Snyder
DOCKET NO.: 11-01259.001-R-1
PARCEL NO.: 14-33-260-005

The parties of record before the Property Tax Appeal Board are Chris & Melea Snyder, the appellants, 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: \$2,890
IMPR.: \$17,900
TOTAL: \$20,790

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story frame dwelling containing 1,330 square feet of living area. The home was built in 1920. Features of the home include a partial unfinished basement, central air conditioning and a 720 square foot detached garage. The home is situated on a .16 acre lot located in Peoria, City of Peoria Township, Peoria County, Illinois.

The appellants submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this claim, the appellants submitted three suggested comparable sales, one of which is located in the same assessment neighborhood code as the subject as defined by the local assessor. The comparables consist of one-story or one and one-half story frame dwellings containing from 1,008 to 1,428 square

feet of living area. The homes were built in 1920 and 1924. The homes feature full or partial basements, one of which has finished recreation area. Two comparables have central air conditioning and two comparables have detached garages of 308 or 400 square feet of building area. One comparable has a fireplace. The sales occurred from August 2008 to May 2011 for prices ranging from \$25,000 to \$32,000 or from \$17.51 to \$31.75 per square of living area including land.

Based on this evidence, the appellants 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 \$20,790 was disclosed. The subject's assessment reflects an estimated market value of \$63,057 or \$47.41 per square foot of living area including land using Peoria County's 2011 three-year median level of assessments of 32.97%.

As to the appellants' evidence, the board of review argued comparable #1 was an old 2008 sale and comparables #2 and #3 are located in different neighborhood codes than the subject.

In support of the subject's assessment, the board of review submitted a grid analysis of three suggested comparable sales 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 1900 to 1930. They contain from 1,108 to 1,375 square feet of living area. The comparables feature full or partial basements, two of which have finished recreation areas. All the comparables have detached garages ranging in size from 280 to 440 square feet of building area. Two comparables have central air conditioning and one comparable has a fireplace. The comparables sold from March 2010 to July 2011 for prices ranging from \$56,000 to \$71,700 or from \$50.54 to \$52.33 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 appellants argued that the subject is a rental property and the board of review's comparables are superior due to updating. In addition, comparables #1 and #2 have finished basement area, superior to the subject.

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 appellants 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 appellants have not overcome this burden.

The record contains six suggested comparable sales for the Board's consideration. The Board gave less weight to the appellants' criticisms that the board of review submitted homes with finished basements, when the facts show the appellant also submitted a comparable with finished basement recreation area. In addition, one of the appellants' comparables lacks central air conditioning and a garage, features the subject has. The Board gave less weight to the appellants' comparable #1 due to its sale date occurring greater than 28 months prior to the subject's January 1, 2011 assessment date. The Board also gave less weight to the appellants' comparable #3 due to its dissimilar one and one-half story design, when compared to the subject's one-story design. In addition, this comparable lacks central air conditioning and a garage. The Board gave less weight to the board of review's comparable #3 due to its lack of air conditioning. The Board finds the remaining three comparables submitted by the parties were more similar to the subject in location, design, size, age and features. The comparables sold from March 2010 to July 2011 for prices ranging from \$25,000 to \$65,000 or from \$21.08 to \$52.33 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$63,057 or \$47.41 per square foot of living area including land, which falls within the range of the best comparables in this record. After considering adjustments to 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.

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.