



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

APPELLANT: Tim Davies
DOCKET NO.: 11-01260.001-R-1
PARCEL NO.: 14-30-477-007

The parties of record before the Property Tax Appeal Board are Tim Davies, 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: \$3,100
IMPR.: \$9,230
TOTAL: \$12,330

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a one-story frame dwelling containing 680 square feet of living area. The home was built in 1940. Features of the home include a slab foundation and central air conditioning. The home is situated on a .15 acre lot located in Peoria, City of Peoria 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 seven suggested comparable sales, one of which had its location disclosed as being located in the same assessment neighborhood code as the subject as defined by the local assessor. The comparables consist of one-story frame dwellings containing from 554 to 750

square feet of living area. The homes were built from 1925 to 1952. Five comparables have full or partial basements and two comparables do not have basements. Four comparables have central air conditioning. Six comparables have detached garages and one has an attached garage. The sales occurred from November 2010 to January 2012 for prices ranging from \$14,000 to \$27,900 or from \$18.67 to \$50.36 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 \$12,330 was disclosed. The subject's assessment reflects an estimated market value of \$37,398 or \$55.00 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 a grid analysis of three suggested comparable sales, two of which are 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 1940 to 1950. They contain from 512 to 676 square feet of living area. One comparable has a full unfinished basement and two comparables do not have basements. Two comparables have central air conditioning and two comparables have detached garages of 240 or 624 square feet of building area. The sales occurred from August 2011 to February 2013 for prices ranging from \$30,900 to \$57,500 or from \$60.35 to \$85.06 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 subject is a rental with a slab foundation without central air conditioning and the board of review's comparables are superior. In addition board of review comparables #1 and #2 have sale dates from 2012 and 2013.

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.

The record contains ten suggested comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #5 due to its sale date occurring greater than 12 months after the subject's January 1, 2011 assessment date. The Board also gave less weight to the appellant's comparables #2, #3, #4, #6 and #7 due to their dissimilar basement foundations, when compared to the subject. The Board gave less weight to the board of review's comparables #1 and #2 due to their sale date occurring greater than 21 months after the subject's January 1, 2011 assessment date. In addition, comparable #1 has a dissimilar basement foundation, when compared to the subject. The Board finds the remaining two comparables submitted by the parties were most similar to the subject in foundation type, size, age and some features. These comparables also sold most proximate to the subject's January 1, 2011 assessment date. The comparables sold in November 2010 and August 2011 for prices of \$27,900 and \$39,500 or \$50.36 and \$63.30 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$37,398 or \$55.00 per square foot of living area including land, which falls within the market values of the best comparables in this record. After adjusting the comparable 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.