



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

APPELLANT: Barbara Sehring, trustee
DOCKET NO.: 14-01975.001-R-1
PARCEL NO.: 09-20-426-035

The parties of record before the Property Tax Appeal Board are Barbara Sehring, trustee, the appellant; and the Peoria County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$31,750
IMPR.: \$113,550
TOTAL: \$145,300

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Peoria County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2014 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property is improved with a two-story dwelling of wood, brick and stucco construction with 3,548 square feet of living area. The dwelling was constructed in 1993. Features of the home include a partial basement with a recreation room, central air conditioning, one fireplace and an attached-car garage with 616 square feet of building area. The property has a 1.35 acre site and is located in Dunlap, Medina Township, Peoria County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales improved with two-story dwellings that ranged in size from 3,914 to 3,976 square feet of living area. The dwellings were either 20 or 21 years old. Each comparable had a basement that was partially finished, central air conditioning, one or two fireplaces and a garage that ranged in size from 724 to 852 square feet of building area. The appellant indicated the comparables were located from .1 to .2 miles from the subject property. The sales occurred from December 2013 to May 2014 for prices ranging

from \$469,000 to \$512,500 or from \$117.96 to \$129.26 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to reflect a market value of approximately \$435,907 and a total revised assessment of \$145,302.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$176,210. The subject's assessment reflects a market value of \$529,477 or \$149.23 per square foot of living area, land included, when using the 2014 three year average median level of assessment for Peoria County of 33.28% as determined by the Illinois Department of Revenue.

In rebuttal the board of review provided a statement asserting that appellant's comparable sale #1 was on the market for 0 days and appellant's comparable sale #3 was on the market for 316 days, which is atypical of the market.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with a 1.5-story dwelling and three 2-story dwellings that ranged in size from 3,447 to 3,976 square feet of living area. The comparables were constructed from 1991 to 1996. Each comparable had a basement with three having recreation areas, central air conditioning, one or two fireplaces and each had an attached garage ranging in size from 804 to 948 square feet of building area. The comparables were located from .11 to .94 miles from the subject property. The sales occurred from July 2013 to October 2014 for prices ranging from \$395,000 to \$520,000 or from \$112.89 to \$150.86 per square foot of living area, including land. The board of review asserts the subject's 2014 assessment is reasonable and a reduction is not warranted.

In rebuttal the appellant indicated that as of July 21, 2015 board of review sale #2 has pending contract of \$439,500. The appellant also noted that board of review sale #4 was located the furthest away from the subject property, in a different school district and in a higher end subdivision.

Conclusion of Law

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. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appellant's comparable sales and sales #1 through #3 provided by the board of review. Board of review sale #3 is the same comparable as appellant's sale #1. These comparables were most similar to the subject in location and relatively similar to the subject in age, size and features. These comparables sold for prices ranging from \$395,000 to \$512,500 of from \$112.89 to \$138.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$529,477 or \$149.23 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Less weight was given board of review sale #4 due to

differences from the subject in location. Based on this evidence the Board finds a reduction in the subject's assessment is 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.



Chairman



Member

Member



Member

Member

DISSENTING: _____

CERTIFICATION

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: June 24, 2016



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.