



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

APPELLANT: Gregory Joyce
DOCKET NO.: 14-02863.001-R-1
PARCEL NO.: 14-33-353-007

The parties of record before the Property Tax Appeal Board are Gregory Joyce, 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 **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: \$2,440
IMPR.: \$3,970
TOTAL: \$6,410

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 consists of a one-story dwelling of frame construction with 624 square feet of living area. The dwelling was constructed in 1925. Features of the home include a full unfinished basement and a 216 square foot garage. The property has a 0.10 acre site and is located in Peoria, City of Peoria Township, Peoria County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on nine comparable sales along with information regarding the subject's recent purchase. The appellant reports the subject was purchased on September 25, 2013 for \$11,270. The nine comparables sold from May 2010 to December 2014 for prices ranging from \$5,000 to \$15,000 or from \$5.30 to \$18.36 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$6,410. The subject's assessment reflects a market value of \$19,261 or \$30.87 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 support of its contention of the correct assessment the board of review submitted information on six comparable sales. The six comparables sold from November 2012 to May 2015 for prices ranging from \$19,000 to \$42,000 or from \$27.78 to \$56.15 per square foot of living area, including land.

In its submission of evidence, the board of review argued that seven of the appellant's comparables were not recorded as a sale by the local assessor, were REO sales or were not advertised for sale. This argument was not refuted by the appellant.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be appellant's comparable sales #4 and #5 and board of review comparable sale #2. These most similar comparables sold for prices ranging from \$14.53 to \$33.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$30.87 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board gave less weight in its analysis to the remaining sales based on their remote sale dates from the assessment date in question and/or their dissimilar features when compared to the subject. In addition, the Board gave less weight to the subject's recent purchase because the appellant reported a sale price of \$11,270, but submitted a quit claim deed of \$1.00 which does not support the appellant's claim. Further the appellant failed to report the number of days the subject was advertised on the open market. Based on this evidence the Board finds a reduction in the subject's assessment is not 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



Acting 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:

October 21, 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.