



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

APPELLANT: James Geraghty
DOCKET NO.: 15-00996.001-R-1
PARCEL NO.: 09-20-477-005

The parties of record before the Property Tax Appeal Board are James Geraghty, the appellant, by attorney Robert W. McQuellon III, in Peoria; 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: \$33,390
IMPR.: \$110,130
TOTAL: \$143,520

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 2015 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 frame construction with brick veneer containing 3,312 square feet of living area. The dwelling was constructed in 1995. Features of the home include a full unfinished basement, central air conditioning, one fireplace and an attached garage with 808 square feet of building area. The property has a 39,204 square foot 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 a 1.5-story dwelling and two, 2-story dwellings that range in size from 3,499 to 3,983 square feet of living area. The dwellings were constructed from 1993 to 1995. Each comparable has a basement with one being finished, central air conditioning, one fireplace and an attached garage with either 814 and 948 square feet of building area. The sales occurred from May 2014 to October 2014 for prices ranging from \$395,000 to \$475,000 or from \$112.89 to \$119.26 per square foot of living area,

including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$143,520.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$160,080. The subject's assessment reflects a market value of \$481,299 or \$145.32 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for Peoria County of 33.26% as determined by the Illinois Department of Revenue. The board of review submitted no evidence to support the subject's assessment or to refute the appellant's argument and by letter dated June 29, 2017, was found to be in default.

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 only evidence of market value to be comparable sales submitted by the appellant. These comparables sold for prices ranging from \$395,000 to \$475,000 or from \$112.89 to \$119.26 per square foot of living area, including land. The subject's assessment reflects a market value of \$481,299 or \$145.32 per square foot of living area, including land, which is above the range established by the comparable sales in this record. The board of review did not submit any evidence in support of its assessment of the subject property as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and was found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.40(a) & §1910.69(a). The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property.

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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting 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: September 22, 2017



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

James Geraghty, by attorney:
Robert W. McQuellon III
Attorney at Law
5901 North Knoxville Avenue
Suite 101
Peoria, IL 61614

COUNTY

Peoria County Board of Review
Peoria County Courthouse
Room 302
Peoria, IL 61602