



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

APPELLANT: VIP Investments of Peoria, LLC  
DOCKET NO.: 15-01621.001-R-1  
PARCEL NO.: 18-05-484-006

The parties of record before the Property Tax Appeal Board are VIP Investments of Peoria, LLC, 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:** \$ 1,740  
**IMPR.:** \$ 9,320  
**TOTAL:** \$11,060

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 consists of a two-story dwelling of frame construction that has 1,580 square feet of living area. The dwelling was constructed in 1919. The property features an unfinished basement, central air conditioning, a fireplace and a 220 square foot garage. The subject has a .06-acre site. The subject property is located in the 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 argument, the appellant submitted information pertaining to the sale of the subject property. The evidence shows subject property sold in June 2015 for \$15,000 as a result of foreclosure. The appellant completed Section IV of the residential appeal petition disclosing the property was not advertised for sale in the open market. The appellant submitted a copy of the settlement statement associated with the sale of the subject property. 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" disclosing the total assessment for the subject of \$11,060. The subject's assessment reflects an estimated market value of \$33,253 or \$21.05 per square foot of living area including land area when applying Peoria County's 2015 three-year average median level of assessment of 33.26%.

In support of the subject's assessment, the board of review submitted three comparable sales located in the same "neighborhood number" as the subject. The comparables consist of one-story or one and one-half story dwellings of unknown exterior construction that were built from 1914 to 1935. Features had varying degrees of similarity when compared to the subject. The dwellings range in size from 1,295 to 1,564 square feet of living area. The comparables sold in January 2014 or December 2014 for prices of \$33,000 or \$40,000 or from \$21.10 to \$29.07 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation as a basis of the appeal. 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 failed to meet this burden of proof.

The Board gave less weight to the subject's June 2015 sale price. The Board finds the subject's sale does not meet one of the key fundamental elements of an arm's-length transaction. The appellant's appeal petition disclosed the subject property was not advertised for sale in the open market.

The board of review submitted three comparable sales. The Board gave less weight to comparable #2 due to its dissimilar one-story design when compared to the subject. The Board finds the remaining two comparable sales are more similar when compared to the subject in location, design, age, dwelling size and features. Each comparable sold in December 2015 for \$33,000 or \$21.10 and \$25.48 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$33,253 or \$21.05 per square foot of living area including land, which is supported by the most similar comparable sales contained in the record. Therefore, no reduction in the subject's assessment 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. 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

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APPELLANT

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COUNTY

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Peoria County Courthouse  
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