



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

APPELLANT: Rashid JCT Inc.  
DOCKET NO.: 16-01326.001-C-1  
PARCEL NO.: 14-33-401-003

The parties of record before the Property Tax Appeal Board are Rashid JCT Inc., the appellant, by Robert W. McQuellon III, Attorney at Law 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 ***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:** \$9,150  
**IMPR.:** \$7,930  
**TOTAL:** \$17,080

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 2016 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 commercial building of brick exterior construction. The dwelling was built in 1912 and contains 5,250 square feet of building area and has a ceiling height of 12 feet. The building is noted to be in poor condition and is used for storage. It is situated on a 3,750-square foot site and located in Peoria Township, Peoria County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted information on three comparable sales located an undisclosed distance from the subject. Comparable #2 is located in Tazewell County. The comparables consist of one, two story and two, one-story commercial buildings of brick, masonry or frame exterior construction. The buildings are situated on sites ranging from 4,500 to 209,088-square feet of land area. Two of the buildings were built in 1948 or 1950. The age of the third building was not provided by appellant's counsel. The comparables range in size from 5,654 to 9,500 square feet of building

area. The comparables sold from April 2012 to November 2013 for \$50,000 or \$71,500 or from \$7.53 to \$8.84 per square foot of building area, including land. Comparable #1 is used for “light distribution.” Comparables #2 and #3 are restaurants. Comparable #3 was sold “with deferred maintenance”. Based on this evidence, the appellant requested an assessment reflecting a market value of approximately \$30,000 or \$5.71 per square foot of building area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$17,080. The subject's assessment reflects a market value of approximately \$51,184 or \$9.75 per square foot of building area, land included, when using the 2016 three-year average median level of assessment for Peoria County of 33.37% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on eight comparable sales of buildings located in Peoria county. The comparables consist of one, three-story and seven, one-story buildings of brick, metal or masonry exterior construction situated on sites ranging from 7,500 to 77,366 square feet of land area. The buildings were built from 1938 to 1979 and range in size from 1,372 to 16,895 square feet of building area and have ceiling heights of 10 feet or twelve feet. The comparables sold from January 2013 to March 2016 for prices ranging from \$85,000 to \$1,200,000 or from \$9.20 to \$103.86 per square foot of building area, including land. The grid analysis notes adjustments to its comparables due to condition, age, size, location and vacancy.

The board of review also submitted a brief which states that appellant’s comparable sales “are quite far away, in another county, and land for 2 of their comps is not similar in any way” and that the board of review has presented multiple comparable sales located in the same county and “in similar and competing areas to the subject property.” Based on the foregoing 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. 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 parties submitted a total of eleven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to the appellant’s comparables as their 2012 and 2013 sales are dated and less indicative of fair market value as of the subject's January 1, 2016 assessment date. Furthermore, comparable #2 is located in another county than the subject and comparables #2 and #3 have much larger land sizes than the subject property. The Board gave less weight to board of review comparables #2, #4, #5, #6, #7 and #8. The 2013 and 2014 sales of comparables #2, #5, #7 and #8 are dated and less indicative of fair market value as of the subject's January 1, 2016 assessment date. Comparable #6 was the sale of the building only and comparables #2, #4, #5, #7 and #8 vary greatly from the subject in land size and/or building area.

The Board finds that board of review comparables #1 and #3, while having varying degrees of similarity to the subject, sold more proximate in time to the subject's January 1, 2016 assessment date. These comparables sold in October 2015 and August 2015 for \$85,000 and \$120,000 or \$9.20 and \$30.23 per square foot of building area. The Board further finds that comparable #1 is the most similar comparable to the subject in the record and is noted to be vacant and in poor condition. The subject is also in poor condition and has an assessment reflecting an estimated market value of approximately \$51,184 or \$9.75, land included, which appears to be justified when compared to the best comparables in the record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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.

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Chairman



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Member



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Member



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Member



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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 15, 2019



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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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COUNTY

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