



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

APPELLANT: Yaqoub Aliter
DOCKET NO.: 16-02049.001-R-1
PARCEL NO.: 14-17-280-019

The parties of record before the Property Tax Appeal Board are Yaqoub Aliter, 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: \$7,780
IMPR.: \$25,550
TOTAL: \$33,330

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 consists of a one-story dwelling of brick exterior construction with 1,304 square feet of living area. The dwelling was constructed in 1956. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 360 square foot one-car garage. The property has a 12,240 square foot site and is located in Peoria, City of Peoria Township, Peoria County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant completed section IV of the residential appeal petition disclosing the subject property was purchased from Bank of America on October 27, 2015 for \$84,000. The appeal petition indicated the property was sold at auction, the sale was not between related parties and the property was advertised for sale, but the time exposed to the market was not disclosed. The PTAX-203 Real Estate Transfer Declaration submitted by the appellant indicated the subject property was not advertised for sale, the seller/buyer was a financial institution or governmental

agency and the sale was a Bank REO (real estate owned) sold at auction. The appellant also submitted a copy of the Settlement Statement that reflects the purchase price and the date of sale. A letter submitted by the appellant also stated that the subject was purchased at an online auction website. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$39,170. The subject's assessment reflects a market value of \$117,381 or \$90.02 per square foot of living 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 three comparable sales located within the same neighborhood number as the subject. The comparables consist of one-story dwellings of aluminum or vinyl, aluminum or vinyl and brick or brick exterior construction built from 1958 to 1966. The dwellings range in size from 1,374 to 1,437 square feet of above grade living area and are situated on lots ranging from 10,500 to 14,000 square feet of land area. Features of each comparable include a partial or full basement, central air conditioning and a two-car garage ranging in size from 420 to 550 square feet of building area. Two comparables have one fireplace each. The comparables sold from December 2014 to October 2016 for prices ranging from \$117,500 to \$145,000 or from \$82.11 to \$105.53 per square foot of living area, including land. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant presented information pertaining to the subject's 2015 sale price of \$84,000. The appellant indicated that the subject was advertised for sale even though the transfer declaration depicted otherwise. The Board finds the board of review did not provide any evidence to refute that the subject's sale was not an arm's length transaction. However, the board of review did submit three comparables sales with varying degrees of similarity to the subject. The Board gave less weight to the board of review comparable #2 based on its 2014 sale date that is less proximate in time to the January 1, 2016, assessment date. The Board finds the remaining two comparables sold more proximate in time to the subject's January 1, 2016 assessment date and are similar to the subject in design and some features though both are superior in age, living area, number of baths and garages. The comparables sold in October 2016 and June 2015 for \$117,500 and \$145,000 or \$82.11 and \$105.53 per square foot of living area, respectively. The subject's assessment reflects a market value of \$117,381 or \$90.02 per square foot of living area, including land, which is supported on a per square foot basis by both comparables but falls slightly below on overall price. However, after considering downward adjustments to both

comparables for their superior features when compared to the subject and giving some weight to the subject's 2015 sale price, the Board finds a 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(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.

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: November 19, 2019



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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