



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

APPELLANT: Brian Monge
DOCKET NO.: 17-01161.001-R-1
PARCEL NO.: 14-21-231-001

The parties of record before the Property Tax Appeal Board are Brian Monge, 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: \$8,320
IMPR.: \$41,030
TOTAL: \$49,350

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 2017 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 bi-level duplex of brick exterior construction with 1,976 square feet of living area. The dwelling was constructed in 1970. Features of the duplex include a partial finished basement and central air conditioning.¹ The property has a .23-acre site and is located in Richwoods 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. The comparable parcels consist of .20-acre or .31-acre sites that have been improved with one-story duplex dwellings of frame exterior construction. The comparables were built between 1967 and 1979 and range in size from 1,768 to 2,240 square feet of living area with full unfinished basements and central air conditioning. Two of the comparables each have two fireplaces and one comparable has a 760

¹ All descriptive data of the subject have been taken from the appellant's evidence as the board of review's purported submission of the subject's property record card was for a different parcel identified as 14-21-227-019.

square foot garage. The comparables sold in August or December 2017 for prices ranging from \$93,000 to \$120,000 or from \$41.52 to \$67.88 per square foot of living area or from \$46,500 to \$60,000 per unit, including land.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect a market value of \$93,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$49,350. The subject's assessment reflects a market value of \$148,376 or \$75.09 per square foot of living area or \$74,188 per unit, land included, when using the 2017 three year average median level of assessment for Peoria County of 33.26% as determined by the Illinois Department of Revenue.

As part of the board of review's filing was a memorandum from the township assessor reporting that the subject property along with a nearby twelve-unit apartment building sold in April 2017 for \$455,000. In further support of this assertion, a copy of the PTAX-203 Illinois Real Estate Transfer Declaration was submitted indicating these two properties had been advertised prior to their combined sale for \$455,000. The assessor further reported having assigned an estimated market value to the twelve-unit apartment building of \$304,110 based upon area sales and having assigned an estimated market value to the duplex dwelling of \$148,070 based upon area sales.

In support of its contention of the correct assessment, the board of review submitted a spreadsheet itemizing sales prices, dates, addresses, days on the market, building sizes and years of construction for 13 comparables. For ease of reference, the comparables have been numbered 1 through 13 by the Property Tax Appeal Board. The comparables range in size from 1,792 to 2,778 square feet of living area within buildings that were constructed between 1959 and 1979. These comparables sold between July 2015 and November 2017 for prices ranging from \$105,000 to \$200,000 or from \$48.61 to \$85.25 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its 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 sixteen comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 due to the larger dwelling size of this comparable. The Board has also given reduced weight to the three board of review comparables #1, #3 and #12 which each sold in 2015 as these dates of sale are more remote in time to the valuation date at issue of January 1, 2017 and thus less likely to be indicative of the subject's estimated market value as of the assessment

date. The Board has also given reduced weight to the five board of review comparables #4, #7, #10, #11 and #13 that range in size from 2,346 to 2,778 square feet of living area as these dwellings are each larger than the subject dwelling containing 1,976 square feet of living area.

The Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with the remaining five board of review comparable sales #2, #5, #6, #8 and #9. These board of review comparables sold between April 2016 and October 2017 for prices ranging from \$118,000 to \$159,900 or from \$62.76 to \$89.23 per square foot of living area, including land. These seven most similar comparables presented by both the appellant and the board of review sold between April 2016 and December 2017 for prices ranging from \$115,000 to \$159,900 or from \$62.76 to \$89.23 per square foot of living area, including land. The subject's assessment reflects a market value of \$148,376 or \$75.09 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, 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. 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: April 21, 2020



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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