



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

APPELLANT: Gary & Carrie Tilly
DOCKET NO.: 17-01257.001-R-1
PARCEL NO.: 09-30-301-001

The parties of record before the Property Tax Appeal Board are Gary & Carrie Tilly, the appellants, 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: \$ 25,390
IMPR.: \$ 96,940
TOTAL: \$122,330

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a final decision of the Peoria County Board of Review pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 two-story single-family dwelling of vinyl and brick exterior construction with 2,828 square feet of living area. The dwelling was constructed in 2002. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a three-car garage. The property has a .65-acre site and is located in Peoria, Medina Township, Peoria County.

The subject property is an owner-occupied residence that was the subject of two separate appeals before the Property Tax Appeal Board the prior two years under Docket Numbers 15-01395.001-R-1 and 16-07299.001-R-1. In both of these 2015 and 2016 appeals the Property Tax Appeal Board rendered decisions lowering the assessments of the subject property to \$122,330; the decision in the 2015 appeal was based upon the clear and convincing evidence of record and the decision in the 2016 appeal was based upon the stipulation submitted by the parties. For this

2017 appeal, the appellants submitted four assessment equity comparables to demonstrate the subject was inequitably assessed.

Based on this evidence, the appellants 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 \$126,000. As part of the board of review's submission, it was also reported that no equalization factor was applied in Medina Township in 2017.

In support of its contention of the correct assessment the board of review submitted information on six equity comparables. Based on this evidence and argument, the board of review requested confirmation of the subject's 2017 assessment. The board of review's submission also included a property record card for the subject property indicating the owners of the dwelling are Gary S. and Carrie K. Tilly, both named appellants in this appeal.

The Property Tax Appeal Board further takes notice that 2016 and 2017 are in the same general assessment period in Peoria County. (86 Ill.Admin.Code §1910.90(i) and 35 ILCS 200/9-215).

Conclusion of Law

The subject property was the subject matter of appeals before the Property Tax Appeal Board for the two the prior years under Docket Numbers 15-01395.001-R-1 and 16-07299.001-R-1. In each prior year appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$122,330.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Board further finds that the prior year's decision should be carried forward to the subsequent year subject only to any equalization factor applied to that year's assessments. This finding is pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) and the fact that 2016 and 2017 are within the same general assessment period in Peoria County. The record contains no evidence indicating that the assessment year in question is in a different general assessment period and the record contains no evidence indicating that an equalization factor was applied in Medina Township for tax year 2017. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's finding.

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: September 17, 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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