



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

APPELLANT: Robert Swanson
DOCKET NO.: 18-05599.001-R-1
PARCEL NO.: 14-30-251-002

The parties of record before the Property Tax Appeal Board are Robert Swanson, 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: \$6,730
IMPR.: \$15,568
TOTAL: \$22,298

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2018 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 one-story dwelling of brick exterior construction containing 936 square feet of living area. The dwelling was built in 1966. Features of the home include a full basement with a recreation room, central air conditioning, and a one-car attached garage. The property has a site with approximately 11,760 square feet of land area 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 submitted evidence disclosing the subject property was purchased on September 27, 2016 for a price of \$34,000. The appellant identified the seller as the Secretary of Housing and Urban Development (HUD) and indicated the property was sold due to foreclosure. The appellant further disclosed the property was sold through a Realtor, had been advertised in the Multiple Listing Service (MLS), and had been on the market 7 days. To document the transaction the appellant provided a copy of the sales contract and settlement statement. The appellant also

indicated the \$4,500 was spent to renovate the property prior to occupancy in June 2017. 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 \$22,450. The subject's assessment reflects a market value of \$67,498 or \$72.07 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Peoria County of 33.28% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information disclosing the appellant sold the subject property in November 2019 for a price of \$67,000. In support of this contention the board of review provided a copy of the subject's MLS listing sheet describing the home as having a freshly painted interior and several windows, new high efficiency furnace in 2016, newer central air conditioning and an updated 100-amp electrical panel. The listing disclosed that the property was listed on August 27, 2019 for a price of \$64,500 but sold for \$67,000 with concessions of \$2,500 for closing costs. To further support the assessment the board of review provided four additional comparable sales improved with one-story dwellings of brick, frame or wood siding exterior construction that range in size from 792 to 1,129 square feet of living area. The homes were built from 1954 to 1970. Two comparables have full basements with recreation rooms, each property has central air conditioning, one comparable has one fireplace, and each property has an attached garage ranging in size from 228 to 494 square feet of building area. These properties have lots similar in size to the subject property and have the same assessment neighborhood code as the subject property. The sales occurred from September 2017 to October 2019 for prices ranging from \$69,900 to \$94,000 or from \$83.26 to \$97.22 per square foot of living area, including land. The board of review argued that the improvements made to the subject in 2016 and 2017, the comparable sales and the subject's sale in 2019 support the 2018 assessment and requested no change.

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 evidence in the record supports a reduction to the subject's assessment.

The appellant disclosed the subject property was purchased in September 2016 for a price of \$34,000. The appellant further indicated the sale was due to a foreclosure and the seller was HUD. Due to the date of sale not being proximate in time to the assessment date and the result of a foreclosure, the Board gives less weight to the subject's sale in establishing the assessment for the 2018 tax year.

The record also contains evidence that the subject property was sold in November 2019 for a price of \$67,000. The listing indicated that various updates to the property were made from the

time of its initial purchase to the subsequent sale, however, it is not clear as to the dates of these upgrades or the amount expended. The Board finds the November 2019 sale of the subject property is not proximate in time to the assessment date at issue, however, some consideration will be given to the sale price in establishing the assessment for the 2018 tax year.

The board of review also provided four additional sales that were relatively similar to the subject property in location, age, style, size and features. The comparables sold for prices ranging from \$69,900 to \$94,000 or from \$83.26 to \$97.22 per square foot of living area, including land. Three comparables, #2, #3 and #5 sold in 2017 and 2018 for prices of \$93,000, \$94,000 and \$77,000 or \$88.32, \$83.26 and \$97.22 per square foot of living area, including land, respectively.

The subject's assessment reflects a market value of \$67,498 or \$72.07 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this record, after considering the two sales of the subject property and the comparable sales provided by the board of review, the Board finds that a slight reduction in the subject's assessment is warranted to reflect the \$67,000 purchase price of the property adjusted by the 2018 three-year average median level of assessment for Peoria County of 33.28%.

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: March 16, 2021



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Robert Swanson
1332 E Samuel Ave.
Peoria Heights, IL 61616

COUNTY

Peoria County Board of Review
Peoria County Courthouse
324 Main Street
Peoria, IL 61602