



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

APPELLANT: Gregory J. Joyce
DOCKET NO.: 19-00414.001-R-1
PARCEL NO.: 14-33-353-009

The parties of record before the Property Tax Appeal Board are Gregory J. Joyce, 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: \$2,440
IMPR.: \$5,214
TOTAL: \$7,654

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 2019 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 with aluminum and vinyl exterior construction containing 684 square feet of living area. The dwelling was constructed in 1925. Features of the home include a full unfinished basement and a 240 square foot garage. The property has a 44,700 square foot site and is located in Peoria, Peoria Township, Peoria County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from .09 to .14 of an acre that are improved with one-story dwellings of wood or aluminum and vinyl exterior construction containing from 636 to 1,219 square feet of living area. The homes were built between 1920 and 1957. Five of the comparables have unfinished full or partial basements, one comparable has central air conditioning and four comparables have a garage ranging in size from 220 to 352 square feet of building area. The comparables sold from March 2017 to December

2019 for prices ranging from \$13,500 to \$19,500 or from \$16.00 to \$26.79 per square feet of living area, including land.

Based on this evidence the appellant requested that the subject's assessment be reduced to \$6,667.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$9,010. The subject's assessment reflects a market value of \$27,073 or \$39.58 per square foot of living area, land included, when using the 2019 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 on three comparable sales that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from .12 to .40 of an acre that are improved with one-story dwellings of brick, frame or aluminum and vinyl exterior construction containing from 872 to 992 square feet of living area. The homes were built between 1926 and 1954. Each comparable has a full basement, one of which has finished area. Two comparables have central air conditioning and either a 240 or a 280 square foot garage. The comparables sold from April 2018 to April 2019 for prices ranging from \$34,000 to \$57,000 or from \$34.27 to \$65.37 per square feet of living area, including land. The board of review included a letter critiquing the appellant's comparables and evidence disclosing the subject property has been listed for sale since May 18, 2020 for a price of \$23,500. The listing indicates that the subject has had a new garage built in 2018, was updated and had a new roof in 2013.

Based on this evidence the board of review requested confirmation of the subject's assessments.

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 parties submitted a total of nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sales #2, #4 and #6, due to their dissimilar size, age and/or lack of a basement foundation, when compared to the subject. In addition, comparable #4 sold greater than 21 months prior to the January 1, 2019 assessment date at issue. The Board also gives less weight to the board of review's comparable sales #2 and #3, due to their larger site and/or their dissimilar age, when compared to the subject. The Board finds the parties' remaining comparable sales are more similar to the subject in location, site size, style, size and most features. The best comparables sold from April 2018 to December 2019 for prices ranging from \$13,500 to \$40,500 or from \$17.61 to \$43.27 per square foot of living area, including land. The subject's assessment reflects a market value of \$27,073 or \$39.58 per square foot of living area, including land, which falls within the range established by the best

comparable sales in this record. However, after considering adjustments to the best comparables for differences when compared to the subject and giving some weight to the subject's recent listing for \$23,500, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Based on the evidence in this record, the Board finds a reduction in the subject's assessment is 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: August 24, 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

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APPELLANT

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COUNTY

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