



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

APPELLANT: Huana Lee
DOCKET NO.: 19-01290.001-R-1
PARCEL NO.: 18-07-180-006

The parties of record before the Property Tax Appeal Board are Huana Lee, 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: \$6,620
IMPR.: \$35,803
TOTAL: \$42,423

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 two-story, Tudor style dwelling of brick exterior construction with 2,056 square feet of living area.¹ The dwelling was constructed in 1932 and is approximately 87 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces and a 400 square foot garage. The property has a 7,405 square foot or an approximately .17-acre site and is located in Peoria, City of Peoria Township, Peoria County.

¹ The appellant reported in the appeal petition that the subject dwelling has 2,056 square feet of living area, which was further supported by the property record card evidence provided by the board of review that contained a schematic diagram and dimensions of the subject dwelling, whereas the appellant's appraiser reported the subject dwelling has 2,102 square feet of living area. The Board finds the best evidence of size is found in the property record card provided by the board of review.

The appellant contends overvaluation as the basis of the appeal. The appellant's appeal petition indicates the basis of the appeal is overvaluation based on "comparable sales". However, the appellant also completed section VI – Recent Sale Data of the appeal petition and submitted an appraisal report of the subject property.

The appellant disclosed in Section IV of the residential appeal petition that the subject property was purchased on March 15, 2013 for a price of \$80,000 and the seller was reported as Federal Home Loan Corporation. The sale was not between family or related corporations and was sold by a realtor through a multiple listing and had been advertised for a couple of years. The property reportedly sold due to a foreclosure. The appellant also disclosed that \$30,000 was spent in renovations prior to occupancy in August 2013.

The appellant also submitted information on four comparable sales located from .04 to .58 of a mile from the subject property, one of which is within the same assessment neighborhood code as the subject. The appellant reported that one comparable is a ranch design, one comparable is an "old style" design and two comparables are "cap" designs. The dwellings range in size from 1,314 to 1,792 square feet of living area and range in age from 69 to 105 years old. Each comparable has a basement, one of which has finished area. The comparables each have central air conditioning, a fireplace and a garage that ranges in size from 280 to 462 square feet of building area. The appellant provided site sizes for two of the comparables of either 4,749 or 4,791 square feet of land area. The four comparables sold from August 2017 to October 2019 for prices ranging from \$70,000 to \$122,000 or from \$44.76 to \$92.85 per square foot of living area, including land.

In further support of the overvaluation argument, the appellant submitted an appraisal report estimating the subject property had a market value of \$77,000 as of December 31, 2018. The appraisal was prepared by Andrew G. Barnes, a certified residential real estate appraiser. The intended use of the report is to determine the subject's fair market value as defined in this report as of December 31, 2018 for tax appeal purposes.

The appraiser reported that the subject dwelling has an actual age of 86 years and an effective age of 50 years. The appraiser stated the subject dwelling shows its age and has seen little to no updating. The property shows signs of settling, damaged eave corners, foundation cracks, some exterior doors show signs of rot damage and the garage door is bent, as depicted in the appraisal's photograph addendum. The appraiser described the subject dwelling to be in average condition.

The appellant's appraiser utilized the sales comparison approach in estimating a market value for the subject property. The appellant's appraiser selected three properties that were located from .04 to .58 of a mile from the subject property.² The comparables have site sizes ranging from 4,791 to 10,018 square feet of land area. The dwellings were described as a ranch, a cottage and a four-square that ranged in size from 1,510 to 1,800 square feet of living area. The homes ranged in age from 69 to 105 years old and had other features with varying degrees of similarity to the subject. The properties had sale dates from August 2017 to October 2018 and sold for

² The appellant's appraisal comparables #1, #2 and #3 are the same properties shown in the appellant's grid analysis as comparables #1, #2 and #3, respectively.

prices ranging from \$70,000 to \$82,000 or from \$44.76 to \$46.63 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject to arrive at adjusted prices ranging from \$74,260 to \$78,920. Based on the adjusted sale prices, the appraiser arrived at an estimated market value for the subject of \$77,000, including land, as of December 31, 2018.

Based on this evidence, the appellant 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 \$49,140. The subject's assessment reflects a market value of \$147,656 or \$71.82 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 a written response to the appellant's evidence, the board of review critiqued the appellant's appraisal. The board of review asserted that the appraiser went outside of the subject's subdivision for two of his three comparables and his sales are a bit older as well. The board of review stated the appellant's sales grid included three of the same comparables used by the appraiser. The board of review asserted that the appellant's comparable #4 is located outside of the subject's subdivision and on a busy street. Included with its submission, the board of review provided a listing sheet for the subject property, which disclosed the subject was previously listed on July 24, 2017 for a price of \$149,900.³

In support of its contention of the correct assessment, the board of review submitted a grid analysis and property record cards of the subject and three comparable sales located from .03 to .15 of a mile from the subject and within the subject's subdivision. The comparables have either .10-acre or .11-acre sites. The comparables are improved with a 1.5-story dwelling and two, 1-story dwellings with finished attics ranging in size from 1,722 to 2,144 square feet of living area. The dwellings were built from 1930 to 1941. Each comparable has an unfinished basement, central air conditioning, one or two fireplaces and a garage with 247 or 360 square feet of building area. The board of review reported that the subject dwelling and each comparable dwelling was in good condition. The comparables sold from October 2018 to October 2019 for prices ranging from \$136,000 to \$145,000 or from \$67.63 to \$81.01 per square foot of living area, including land.

Based on this 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

³ The Board gives no weight to the board of review's evidence regarding the 2017 listing of the subject property, which is dated and due to the fact that there is no evidence in the record that suggests the subject property subsequently sold.

construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the evidence in the record supports a reduction in the subject's assessment.

As an initial matter, the Board gives little weight to the subject's reported sale in March 2013 for a price of \$80,000, as the sale is dated and less likely to reflect the subject's market value as of the January 1, 2019 assessment date. Furthermore, the appellant did not submit documentary evidence in support of this sale. Additionally, the appellant disclosed that renovations for a cost of \$30,000 were made to the property after the purchase and prior to occupancy.

The appellant submitted an appraisal estimating the subject property had a market value of \$77,000 as of December 31, 2018, along with a grid analysis of four comparable sales, three of which were utilized in the appellant's appraisal. The Board gives little weight to the value conclusion in the appellant's appraisal report due to the fact that the appraiser used two properties located outside of the subject's subdivision when other similar homes within the subject's neighborhood were available. Furthermore, the appraiser's comparable #1 is smaller in size and newer than the subject dwelling and comparable #3 is considerably older than the subject dwelling. Additionally, the appraiser's comparable sale #2 occurred in 2017, which is dated and less indicative of market value as of the subject's January 1, 2019 assessment date. The Board finds these factors undermine the credibility of the appraiser's conclusion of value.

The Board also gives less weight to the appellant's comparable sale #4 due to its smaller dwelling size and dissimilar location when compared to the subject.

The board of review submitted three comparable sales for the Board's consideration. The Board gives reduced weight to board of review comparable #3 due to its smaller dwelling size. The Board finds the best evidence of market value to be board of review comparables #1 and #2. These comparables are relatively similar to the subject in location, dwelling size, age and features. These comparables sold in October 2018 and October 2019 for prices of \$136,000 and \$145,000 or for \$71.02 and \$67.63 per square foot of land area, respectively. The subject's assessment reflects an estimated market value of \$147,656 or \$71.82 per square foot of land area, which is greater than the best comparable sales contained in the record. Furthermore, the photographic evidence in the record disclosed the subject property did not appear to be in good condition as reported in the board of review's evidence. Therefore, after considering adjustments to the comparables for differences from the subject, 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:

December 21, 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

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