



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

APPELLANT: Brand Thomas
DOCKET NO.: 19-01891.001-R-1
PARCEL NO.: 13-10-406-003

The parties of record before the Property Tax Appeal Board are Brand Thomas, 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: \$24,030
IMPR.: \$113,710
TOTAL: \$137,740

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 is improved with a 1.5-story dwelling with a vinyl, brick and aluminum exterior containing 2,822 square feet of living area. The dwelling was constructed in 2003. Features of the home include a full basement that is partially finished, central air conditioning, three fireplaces and a three-car attached garage with 660 square feet of building area. The property has a .37-acre site and is located in Peoria, City of Peoria 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 improved with a 1.5-story dwelling and two, 2-story dwellings with vinyl, brick and aluminum exteriors ranging in size from 2,810 to 3,116 square feet of living area. The homes were built in 2002 or 2005. Each property has a basement that is partially finished, central air conditioning, one or two fireplaces and a garage with either 660 or 755 square feet of building area. The comparables have sites ranging in size from .34 to .45-acres. The sales occurred from April 2019 to January 2020 for prices ranging

from \$305,000 to \$405,700 or from \$108.54 to \$130.20 per square foot of above grade living area, including land. The appellant requested the subject's assessment be reduced to \$123,330.

The board of review submitted its "Board of Review Notes on Appeal" and evidence disclosing the total assessment for the subject of \$137,740. The subject's assessment reflects a market value of \$413,882 or \$146.66 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.

The board of review provided a written narrative explaining the subject property is located in Chadwick Place Subdivision and backs a to polo field, a very desirable location in the subdivision. The home is described as having an A-20 grade and the condition is good.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales improved with one, 2-story dwelling and two, 1.5-story dwellings with brick or aluminum/vinyl exteriors ranging in size from 3,136 to 3,688 square feet of living area. The homes were built in 2005 or 2006. Each dwelling has a basement with one being partly finished with a recreation room, central air conditioning, one or two fireplaces and an attached garage ranging in size from 840 to 884 square feet of building area. These properties have the same assessment neighborhood number as the subject property with either a .38 or .49-acre site. The comparables are described as being in good condition with grades of A+10, A-5, or X-20, respectively. The sales occurred from May 2018 to February 2019 for prices ranging from \$477,500 to \$562,000 or from \$139.74 to \$179.21 per square foot of living area, including land.

In rebuttal, the board of review stated that each of the appellant's comparables is located in the same neighborhood as the subject but have lots not as desirable as the subject's lot. The board of review further stated the appellant's comparables are in good condition and have grades of B+10 or B+5. The board of review further indicated that appellant's comparable #3 was a foreclosure sale.

The board of review contends the evidence it provided supports the subject's assessment and a reduction is not warranted.

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 record contains six comparable sales submitted by the parties that are located in the subject's subdivision and improved with dwellings that are similar to the subject in age, relative style, and features although they vary from the subject home in size as well as grade. Each comparable has a site similar to the subject in size. The comparables sold in 2018, 2019 or 2020 for prices ranging from \$305,000 to \$562,000 or from \$108.54 to \$179.21 per square foot of living area,

including land. Appellant's comparable #3 was described by the board of review as a foreclosure sale, which may explain why the price is at the low end of the range and appears to be an outlier. The three comparables described as being 1.5-story dwellings, like the subject dwelling, sold for prices ranging from \$405,700 to \$548,000 or from \$130.20 to \$148.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$413,882 or \$146.66 per square foot of living area, including land, which is within the range established by the comparable sales in this record and well supported by the three comparables improved with 1.5-story dwellings. Based on this evidence the Board finds the assessment of the subject property established by the board of review is correct and a reduction 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: September 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

AGENCY

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APPELLANT

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COUNTY

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