PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: William Wolf
DOCKET NO.: 05-21590.001-R-1
PARCEL NO.: 09-18-202-018-0000

The parties of record before the Property Tax Appeal Board are William Wolf, the appellant, by attorney Julie Realmuto of McCarthy & Duffy, Chicago, Illinois; and the Cook County Board of Review.

The subject property is improved with a 54-year old, one-story style dwelling of frame construction containing 1,108 square feet of living area with one full bath and a one-car garage.

The appellant's appeal is based on unequal treatment in the assessment process. The appellant submitted information on four comparable properties described one-story frame or masonry dwellings that are from 46 to 79 years old for consideration. Located in the same assessment neighborhood as the subject, the comparables contain from 1,162 to 1,358 square feet of living area and have improvement assessments ranging from $11.04 to $12.82 per square foot of living area. The subject's improvement assessment is $15.16 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of one-story frame dwellings that range in age from 49 to 54 years old. The dwellings are located in the same assessment neighborhood as the subject. The dwellings range in size from 913 to 1,108 square feet of living area and have improvement assessments ranging from $15.97 to $19.72 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds ***no change*** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: $ 4,992
IMPR.: $16,794
TOTAL: $21,786

Subject only to the State multiplier as applicable.

PTAB/lbs/08