PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Donna Zabor
DOCKET NO.: 03-29704.001-R-1, 04-25535.001-R-1 and 05-24549.001-R-1
PARCEL NO.: 14-33-301-105-0000
TOWNSHIP: North Chicago

The parties of record before the Property Tax Appeal Board are Donna Zabor, the appellant, by attorney Anthony M. Farace of Amari & Locallo, Chicago, and the Cook County Board of Review.

Section 1910.78 of the *Official Rules of the Property Tax Appeal Board* states:

> Two or more appeals involving the same property may be consolidated on motion of any party or at the direction of the Property Tax Appeal Board when the cases involve common issues of law or fact, consolidation would not prejudice the rights of the parties, and consolidation would result in the efficient and expeditious resolution of the appeal. (86 Ill.Adm.Code §1910.78).

The Property Tax Appeal Board finds that the instant cases involve common issues of law or fact, consolidation will not prejudice the rights of the parties, and consolidation will result in the efficient and expeditious resolution of the appeals. Therefore, at the direction of the Property Tax Appeal Board, Property Tax Appeal Board Docket Nos. 03-29704.001-R-1, 04-25535.001-R-1 and 05-24549.001-R-1 are consolidated.

The subject property consists of an owner occupied seven-year-old, three-story style dwelling of masonry construction and located in North Chicago Township, Cook County.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board claiming three bases of the appeals;

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds ***reductions*** in the assessments of the property as established by the **Cook** County Board of Review are warranted. The correct assessed valuations of the property are:

DOCKET NO.	PARCEL NO.	LAND	IMPR.	TOTAL
03-29704.001-R-1	14-33-301-105-0000	$15,665	$121,110	$136,775
04-25535.001-R-1	14-33-301-105-0000	$15,665	$119,200	$134,865
05-24549.001-R-1	14-33-301-105-0000	$15,665	$116,230	$131,895

Subject only to the State multiplier as applicable.

PTAB/lbs/070493/494/495