

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Gilbert Romero
DOCKET NO.: 04-24114.001-R-1
PARCEL NO.: 09-29-228-040-0000

The parties of record before the Property Tax Appeal Board are Gilbert Romero, the appellant, by attorney Rusty A. Payton of the Law Offices of Rusty A. Payton, P.C., Chicago, Illinois; and the Cook County Board of Review.

The subject property consists of a 42-year old, two-story townhouse of masonry construction containing 1,148 square feet of living area with a full, unfinished basement.

The appellant submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process as the basis of the appeal. In support of the equity argument, the appellant submitted a grid analysis detailing four suggested comparable properties located in close proximity to the subject. The comparables are two-story masonry townhouses that are 44 or 45 years old with unfinished basements. One comparable has central air conditioning. Their living areas are 1,152 or 1,184 square feet in size, and have improvement assessments of \$8.45 to \$9.07 per square foot. The subject property has an improvement assessment of \$11.39 per square foot. 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. In support of the subject's assessment, the board of review offered the property characteristic sheets and a spreadsheet detailing four suggested comparable properties located on the same block as the subject. The comparable properties consist of two-story masonry townhouses that are 42 or 45 years old. Three comparables have full, unfinished basements and one comparable has a full, finished basement. The townhouses contain 1,148 or

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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:	\$3,198
IMPR.:	\$13,081
TOTAL:	\$16,279

Subject only to the State multiplier as applicable.

PTAB/CKG