

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Ida and Frank Monaco
DOCKET NO.: 05-24302.001-R-1
PARCEL NO.: 16-12-201-032-0000

The parties of record before the Property Tax Appeal Board are Ida and Frank Monaco, the appellants, by attorney Lisa A. Marino of Marino & Associates in Chicago, and the Cook County Board of Review.

The subject property consists of a 115-year-old, two-story, multi-family dwelling of masonry construction containing 1,408 square feet of living area with two full bathrooms. The subject is built on slab and located in West Chicago Township, Cook County.

The appellants, through counsel, submitted evidence before the Property Tax Appeal Board claiming unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellants submitted assessment data and descriptive information on four properties suggested as comparable to the subject. The appellants also submitted a one-page brief, photographs of the subject and the suggested comparables as well as a copy of the board of review's decision. Based on the appellants' documents, the four suggested comparables offered by the appellants consist of two-story, multi-family dwellings of frame or masonry construction located within two blocks of the subject. Two comparables are located on the same street as the subject. The improvements range in size from 1,828 to 2,096 square feet of living area and range in age from 99 to 115 years. The comparables contain two full bathrooms. Two comparables contain a finished or unfinished basement and two comparables have a one-car detached garage. The improvement assessments range from \$10.67 to \$12.13 per square foot of living area. Based on the evidence submitted, 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: \$ 4,747
IMPR.: \$ 19,641
TOTAL: \$ 24,388

Subject only to the State multiplier as applicable.

PTAB/rfd5045