

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Thomas Turzak
DOCKET NO.: 06-20643.001-R-1
PARCEL NO.: 01-18-102-003-0000

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

The subject property consists of a 16-year old, two-story style dwelling of masonry construction containing 3,552 square feet of living area with a partial, unfinished basement, central air conditioning, three fireplaces and a three-car garage.

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 three suggested comparable properties. The comparables are two-story frame or frame and masonry dwellings that are from 17 to 44 years old. The comparables contain from 3,226 to 3,334 square feet of living area and have improvement assessments ranging from \$11.68 to \$13.80 per square foot. The subject property has an improvement assessment of \$17.63 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 three suggested comparable properties. The comparable properties consist of two-story masonry or frame and masonry dwellings that are from 32 to 49 years old. The dwellings contain from 2,072 to 3,504 square feet of living area and have improvement assessments ranging from \$19.87 to \$22.60 per square foot. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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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:	\$	16,665
IMPR.:	\$	62,634
TOTAL:	\$	79,299

Subject only to the State multiplier as applicable.

PTAB/MKB/5-09