

May 13, 2011

Property Location:

1335 ABC Drive
River Forest, IL



Mail To: Joseph Taxpayer
OR CURRENT OWNER
1335 ABC Drive
RIVER FOREST IL 60164-0051

The appeal deadline for your township is: June 13, 2011

Property Information

PIN	15-12-123-456-0000
Township	River Forest
Neighborhood	015
Tax Code	33001
Partial Assessment	NO
Exterior Construction	Masonry

Class	2-06
Description	Two or more story residence, over 62 years of age, 2,201 to 4,999 square feet.
Land Sq. Footage	9,050
Building Sq. Footage	3,560
Age	73 years

Assessment History

Year	Level of Assessment	Land AV	Bldg AV	Total AV	Estimated Fair Market Value
2011	10.00%	9,050	65,652	74,702	\$747,020
2010	10.00%	9,050	66,264	75,314	\$753,140
2009	10.00%	9,050	66,264	75,314	\$753,140

Your home's level of assessment is 10%. Your home's market value **decreased from \$753,140.00 to \$747,020.00 in 2011.**

If you believe the estimated market value of your home is lower or your valuation at \$184.42 per square foot of building area is not uniform with homes in your neighborhood, you should file an appeal with the Assessor and/or the Board of Review.

Sample Comparable Properties

PIN	BLDG SQ. FT.	AGE	RECENT SALE	BLDG M/V PER SQ. FT.
15-12-345-678-0000	3424	74	\$226,289	\$192.83
15-12-910-111-0000	3740	76	\$1,095,000	\$199.60
15-12-543-876-0000	3607	65		\$178.29
15-12-019-111-0000	2864	70	\$460,000	\$226.45
15-12-765-432-0000	4548	75	\$610,000	\$154.77
15-12-876-456-0000	3742	74	\$475,000	\$163.09
MEDIAN M/V				\$185.56
AVERAGE M/V				\$185.84
SUBJECT M/V				\$184.42

Note that there are new resources at www.cookcountyassessor.com to search **deadline information** as well as sales and assessment uniformity in your area.

Recorder of Deeds Transactions

Document Type	Date Recorded
MORTGAGE	11/24/2010
RELEASE	11/10/2010
MORTGAGE	3/20/2009
RELEASE	2/24/2009

www.ccrd.info

Tax Payment History

Tax Year	Billed Year	Total Annual Property Tax Amount
2009	2010	\$17,181.88
2008	2009	\$16,281.43

www.cookcountytreasurer.com