{{ date }}

Cook County Board of Review

118 N. Clark Street

Chicago, IL 60602

**Re:** Real Estate Assessed Valuation Complaint Attachment

Appellant: {{ homeowner\_name }}

PIN: {{ pin }}

Address: {{ address }}

Board of Review:

This protest is submitted on behalf of {{ homeowner\_name }} by his/her attorney, Alejandro Amezcua, 6285633, at Benesch Friedlander Coplan & Aronoff LLP (Benesch).

According to Cook County’s Notice of Re-assessment, the real property corresponding to {{ pin }} (the “Property”) has an assessed value of {{ assessor\_av }} This assessment is inaccurate. Given the assessed values of comparable properties, the Property should be properly assessed at {{ contention\_av }}.

Here is the relevant data on {{ homeowner\_name }}’s property:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Address | Year Built | Basement | Beds | Building Sq Ft. | Exterior | Garage | Stories | Assessed Value |
| **{{ target.address }}** | **{{ target.year\_built }}** | **{{ target.basement }}** | **{{ target.bedrooms }}** | **{{ target.building\_sq\_ft }}** | **{{ target.exterior }}** | **{{ target.garage }}** | **{{ target.stories }}** | **{{ target.assessed\_value }}** |

Here is the relevant data on comparable properties:

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Address | Year Built | Basement | Beds | Building Sq Ft. | Exterior | Garage | Stories | Assessed Value | Distance |
| **{%tr for item in comparables %}** | | | | | | | | | |
| **{{ item.address }}** | **{{ item.year\_built }}** | **{{ item.basement }}** | **{{ item.bedrooms }}** | **{{ item.building\_sq\_ft }}** | **{{ item.exterior }}** | **{{ item.garage }}** | **{{ item.stories }}** | **{{ item.assessed\_value }}** | **{{ item.distance }}** |
| **{%tr endfor %}** | | | | | | | | | |

The algorithm employed to identify the comparable properties noted above searches all Cook County parcels to find properties with comparable features and prioritizes properties that are closest in distance to the Property. All comparable properties have the same basement, exterior, garage, and stories as the Property. The comparable properties also have approximately the same age, number of bedrooms, and building square footage.

To calculate the correct assessed value for this property, Benesch averaged the assessed values of the comparable properties. The average of the assessed values is {{ contention\_av }}. Therefore, the assessed value of {{ address }} should be no more than {{ contention\_av }}.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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