



# COOK COUNTY ASSESSOR'S OFFICE

## HOTEL SUMMARY IN SUPPORT OF APPEAL

Lead PIN:

- ☐ Full Service    ☐ Convention    ☐ Motel  
☐ Extended Stay    ☐ Transient/SRO

2020 Assessor Appeal No:

Property Classification: \_

(\*THIS FORM IS NOT A SUBSTITUTE FOR DOCUMENTARY EVIDENCE IN SUPPORT OF THE REQUESTED VALUATION)

- ANY INCOMPLETE FIELDS MAY RESULT IN A "NO CHANGE" DECISION - A CURRENT TRIENNIAL PHOTOGRAPHS(S) OF THE PROPERTY IS / ARE REQUIRED WITH EACH PETITION

THE FOLLOWING DOCUMENTS ARE ATTACHED HERETO:

- ☐ Original Photographs  
☐ Vacancy Occupancy Affidavit

Tax Returns

- ☐ 2015  
☐ 2016  
☐ 2017  
☐ 2018  
☐ 2019

Compulsory Sales including Short Sales, Foreclosures, and Bank REO

- ☐ 2017  
☐ 2018  
☐ 2019  
☐ 2020

Income and Expense Statements

- ☐ 2015  
☐ 2016  
☐ 2017  
☐ 2018  
☐ 2019

- ☐ General Affidavit(s)  
☐ Appraisal  
☐ Sales Contract, Closing Statement, Deed, Transfer Declaration  
☐ Rent Rolls  
☐ Leases  
☐ Plat of survey

Additional Documents:

	QUESTION	ANSWER									
1	LEAD PIN										
2	TOWNSHIP										
3	PROPERTY ADDRESS										
4	2019 ASSESSOR APPEAL NUMBER										
5	SUBJECT PROPERTY'S CLASSIFICATION / EXPLAIN USE- OFFICE, RESTAURANT, INDUSTRIAL, ETC.  COMMON NAME, IF ANY										
6	LIST THE 2019 AND 2020 PROPERTY LEVELS OF ASSESSMENT (USE AGGREGATE BLENDED LEVELS OF ASSESSMENT IF NECESSARY)	2019 2020									
7	NUMBER OF ROOMS  Building Square Feet	0  0									
8	NET RENTABLE AREA	0									
9	LAND SQUARE FOOTAGE AND LAND TO BUILDING RATIO	LAND SF:  LBR:									
10	LIST THE 2019 AND 2020 CAPITALIZATION RATE AND TAX LOAD	<table border="1"> <thead> <tr> <th></th> <th>CAP</th> <th>LOAD</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td></td> <td></td> </tr> <tr> <td>2020</td> <td></td> <td></td> </tr> </tbody> </table>		CAP	LOAD	2019			2020		
	CAP	LOAD									
2019											
2020											
11	IS THE SUBJECT OWNER OCCUPIED? (ANSWER 100% OR PROVIDE PERCENTAGE OF OWNER OCCUPANCY)										
12	WHAT IS THE OCCUPANCY FOR 2020 IF THE SUBJECT PROPERTY IS LEASED?										
13	WHAT WAS THE OCCUPANCY FOR 2019 IF THE SUBJECT WAS LEASED?										
14	LIST THE ACTUAL OCCUPANCY FOR ALL YEARS SINCE 2015 IN WHICH AN OCCUPANCY FACTOR WAS REQUESTED.	2015 2016 2017 2018 2019									
15	2019 ASSESSOR'S FINAL FAIR MARKET VALUE	\$									

16	2020 ASSESSOR'S INITIAL ASSESSED VALUE	\$
17	2020 ASSESSOR'S INITIAL FAIR MARKET VALUE	\$
18	WAS THIS A 2020 LETTER PROPERTY?	
19	REQUESTED 2020 FAIR MARKET VALUE	\$
20	REQUESTED 2020 ASSESSED VALUE	\$
21	REQUESTED OR PENDING C OF E CURRENT OR PREVIOUS OMITTED ASSESSMENT	<input type="checkbox"/> 2016 <input type="checkbox"/> 2017 <input type="checkbox"/> 2018 <input type="checkbox"/> 2019
22	FIRST YEAR YOU OR YOUR LAW FIRM BEGAN REPRESENTING TAXPAYER FOR THIS PROPERTY	
23	BASIS FOR 2020 APPEAL (CHECK APPROPRIATE BOXES)	<input type="checkbox"/> Appraisal <input type="checkbox"/> Income <input type="checkbox"/> Assessment Equity / Uniformity <input type="checkbox"/> Recent Construction <input type="checkbox"/> Contention of Law <input type="checkbox"/> Vacancy <input type="checkbox"/> Other
24	CHECK AND LIST FAIR MARKET VALUE FOR ALL YEARS THAT THE SUBJECT PROPERTY HAS BEEN SUBJECT TO AN UNDERVALUATION APPEAL SINCE 2015 AT THE BOARD OF REVIEW)	<input type="checkbox"/> 2015      \$ <input type="checkbox"/> 2016      \$ <input type="checkbox"/> 2017      \$ <input type="checkbox"/> 2018      \$ <input type="checkbox"/> 2019      \$
25	LIST ALL SALES AND TRANSFERS OF SUBJECT PROPERTY, INCLUDING 1031 EXCHANGES AND REIT TRANSFERS SINCE JANUARY 1, 2017, INCLUSIVE OF THE YEAR AND TRANSFER AMOUNT	<input type="checkbox"/> 2017      \$ <input type="checkbox"/> 2018      \$ <input type="checkbox"/> 2019      \$ <input type="checkbox"/> 2020      \$
26	LIST ALL AD VALOREM (2017-2020) AND REFINANCING (2017-2020) APPRAISALS FOR THE SUBJECT PROPERTY FOR 2020 AND PREVIOUS YEARS INDICATING THE YEAR AND CORRESPONDING OPINION OF FAIR MARKET VALUE	<input type="checkbox"/> 2017      \$ <input type="checkbox"/> 2018      \$ <input type="checkbox"/> 2019      \$ <input type="checkbox"/> 2020      \$

27	LIST THE FINAL FAIR MARKET VALUE RESULTING FROM PROPERTY TAX APPEAL BOARD SETTLEMENTS OR DECISIONS FOR THE LAST FOUR YEARS.	<input type="checkbox"/> 2015      \$ <input type="checkbox"/> 2016      \$ <input type="checkbox"/> 2017      \$ <input type="checkbox"/> 2018      \$ <input type="checkbox"/> 2019      \$																					
28	CHECK AND LIST (if known) ALL YEARS WITH AN OPEN PTAB CASE	<input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017 <input type="checkbox"/> 2018 <input type="checkbox"/> 2019																					
29	CHECK AND LIST (if known) ALL YEARS WITH AN OPEN CASE AT THE CIRCUIT COURT	<input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017 <input type="checkbox"/> 2018 <input type="checkbox"/> 2019																					
30	LIST THE FINAL FAIR MARKET VALUE RESULTING FROM SPECIFIC OBJECTION LAWSUITS FROM SETTLEMENTS OR DECISIONS FOR THE LAST FOUR YEARS	<input type="checkbox"/> 2015      0 <input type="checkbox"/> 2016      0 <input type="checkbox"/> 2017      0 <input type="checkbox"/> 2018      0 <input type="checkbox"/> 2019      0																					
31.	LIST ALL ASSESSOR AND BOARD OF REVIEW ASSESSED VALUES AND FAIR MARKET VALUE DECISIONS FOR THE LAST THREE YEARS.	<table border="1"> <thead> <tr> <th></th> <th>CCAO</th> <th>BOR</th> </tr> </thead> <tbody> <tr> <td>2017 AV</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>2017 MV</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>2018 AV</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>2018 FMV</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>2019 AV</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>2019 FMV</td> <td>\$</td> <td>\$</td> </tr> </tbody> </table>		CCAO	BOR	2017 AV	\$	\$	2017 MV	\$	\$	2018 AV	\$	\$	2018 FMV	\$	\$	2019 AV	\$	\$	2019 FMV	\$	\$
	CCAO	BOR																					
2017 AV	\$	\$																					
2017 MV	\$	\$																					
2018 AV	\$	\$																					
2018 FMV	\$	\$																					
2019 AV	\$	\$																					
2019 FMV	\$	\$																					

**INCOME PRODUCING PROPERTIES**

**\*Disclosures below should be supported by income and expense statements, and or federal tax returns for the preceding three years, a current year rent roll, and occupancy affidavit.**

**HOTEL PROPERTIES ONLY**

Year	Actual Gross Income	Actual Expenses	Actual Net Income	Occup.	Num of Rooms	HOTEL ADR (\$)	HOTEL REV PAR	HOTEL FMV Per Room	HOTEL Retail Sq. Ft.
2015	\$	\$	\$	0%	0	\$	\$		
2016	\$	\$	\$	0%	0	\$	\$		
2017	\$	\$	\$	0%	0	\$	\$		
2018	\$	\$	\$	0%	0	\$	\$		
2019	\$	\$	\$	0%	0	\$	\$		
2020	\$	\$	\$	0%	0	\$	\$		

Identify type of leases(s): (Check all that apply)

- ☐ Gross
- ☐ Modified Gross
- ☐ Net
- ☐ Triple Net

**CERTIFICATIONS OF REPRESENTATIONS CONTAINED ABOVE THIS LINE:**

**HOTEL SUMMARY IN SUPPORT OF APPEAL**



**STATE OF ILLINOIS  
COUNTY OF COOK } SS**

I, being first duly sworn, state:

1. That upon diligent inquiry certify that each of the disclosures in this form are true, correct, and complete.
2. That the following are corrections to the Cook County Assessor's Office autopopulated data involving property characteristics, description or type:
3. That the following are the clarifications, if any, to the previously provided answers in this form (with reference to the specific question(s)):

Additional Statements:

Further Affiant sayeth not.

By:

Subscribed and Sworn to before me this \_\_\_ day of \_\_\_\_\_, 2020

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**Notary Public**

**OR**

Certified by the undersigned attorney pursuant to 735ILCS 5/1-109 of the Illinois Civic Practice Law.

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Attorney

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Date

2019 CAP+LOAD:

2020 CAP+LOAD:

Township: Norwood Park

First Year Case was Represented: 0

Levels of Assessment 2019

2020

Property Class:

Gross Square Footage: 0

Land Square Footage: 22,440

Land to Building Ratio: N/A

Number of Rooms: 0

	CAP	LOAD
2019	0.0	
2020	0.0	

Property Type: Commercial minor improvements

Subject Use:

Basis for Appeal:

## Amount of Assessor's Reduction

700K COUNTY ASSESSOR DATACOOK COUNTY BOARD OF REVIEW DATA

AV	FMV	CCAO FMV/Room
2020		
2019		
2018		
2017		

AV	FMV	BOR FMV/Room
2020		
2019		
2018		
2017		

2020 Occupancy	Appraisal(s) and FMV(s)	Open Specific Objection(s)	Open PTAB Case(s)	Undervaluation Appeal Year(s)
Percent Owner Occupied:	2017 \$	2015	2015	
Leased Occupancy:	2018 \$	2016	2016	
Previous Leased Occupancy:	2019 \$	2017	2017	
Historical Occupancy	2020 \$	2018	2018	
2015	Transfer(s) and FMV(s)	2019	2019	
2016	2017 \$	Resulting FMV(s) from SPO(s)	PTAB Settlement(s) /FMV(s)	
2017	2018 \$	2015 \$	2015 \$	
2018	2019 \$	2016 \$	2016 \$	
2019	2020 \$	2017 \$	2017 \$	
		2018 \$	2018 \$	
		2019 \$	2019 \$	

Year	Actual Gross Income	Actual Expenses	Actual Net Income	Occup.	Num of Rooms	HOTEL ADR (\$)	HOTEL REV PAR	HOTEL FMV Per Room	HOTEL Retail Sq. Ft.
2013	\$0	\$0	\$0	0%	0	\$0	\$0		0
2014	\$0	\$0	\$0	0%	0	\$0	\$0		0
2015	\$0	\$0	\$0	0%	0	\$0	\$0		0
2016	\$0	\$0	\$0	0%	0	\$0	\$0		0
2017	\$0	\$0	\$0	0%	0	\$0	\$0		0
2018	\$0	\$0	\$0	0%	0	\$0	\$0		0
2019	\$0	\$0	\$0	0%	0	\$0	\$0		0
2020	\$0	\$0	\$0	0%	0	\$0	\$0		0

E-Mail:

Confirmation Number:

Multiple PINs

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