



COOK COUNTY ASSESSOR'S OFFICE  
HOTEL SUMMARY IN SUPPORT OF APPEAL

Lead PIN:

- Full Service   
  Convention   
  Motel  
 Extended Stay   
  Transient/SRO

2018 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

Compulsory Sales including Short Sales, Foreclosures, and Bank REO

Tax Returns

- 2013  
 2014  
 2015  
 2016  
 2017

- 2015  
 2016  
 2017  
 2018

Income and Expense Statements

- 2013  
 2014  
 2015  
 2016  
 2017

- 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	2018 ASSESSOR APPEAL NUMBER										
5	SUBJECT PROPERTY'S CLASSIFICATION / EXPLAIN USE- OFFICE, RESTAURANT, INDUSTRIAL, ETC.  COMMON NAME, IF ANY										
6	LIST THE 2017 AND 2018 PROPERTY LEVELS OF ASSESSMENT (USE AGGREGATE BLENDED LEVELS OF ASSESSMENT IF NECESSARY)	2017 2018									
7	NUMBER OF ROOMS  Building Square Feet										
8	NET RENTABLE AREA										
9	LAND SQUARE FOOTAGE AND LAND TO BUILDING RATIO	LAND SF: LBR:									
10	LIST THE 2017 AND 2018 CAPITALIZATION RATE AND TAX LOAD	<table border="1"> <thead> <tr> <th></th> <th>CAP</th> <th>LOAD</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td></td> <td></td> </tr> <tr> <td>2018</td> <td></td> <td></td> </tr> </tbody> </table>		CAP	LOAD	2017			2018		
	CAP	LOAD									
2017											
2018											
11	IS THE SUBJECT OWNER OCCUPIED? (ANSWER 100% OR PROVIDE PERCENTAGE OF OWNER OCCUPANCY)										
12	WHAT IS THE OCCUPANCY FOR 2018 IF THE SUBJECT PROPERTY IS LEASED?										
13	WHAT WAS THE OCCUPANCY FOR 2017 IF THE SUBJECT WAS LEASED?										
14	LIST THE ACTUAL OCCUPANCY FOR ALL YEARS SINCE 2013 IN WHICH AN OCCUPANCY FACTOR WAS REQUESTED.	2013 2014 2015 2016 2017									
15	2017 ASSESSOR'S FINAL FAIR MARKET VALUE	\$									

16	2018 ASSESSOR'S INITIAL ASSESSED VALUE	
17	2018 ASSESSOR'S INITIAL FAIR MARKET VALUE	
18	WAS THIS A 2018 LETTER PROPERTY?	
19	REQUESTED 2018 FAIR MARKET VALUE	
20	REQUESTED 2018 ASSESSED VALUE	
21	REQUESTED OR PENDING C OF E CURRENT OR PREVIOUS OMITTED ASSESSMENT	<input type="checkbox"/> 2014 <input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017
22	FIRST YEAR YOU OR YOUR LAW FIRM BEGAN REPRESENTING TAXPAYER FOR THIS PROPERTY	
23	BASIS FOR 2018 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 2013 AT THE BOARD OF REVIEW)	<input type="checkbox"/> 2013 <input type="checkbox"/> 2014 <input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017
25	LIST ALL SALES AND TRANSFERS OF SUBJECT PROPERTY, INCLUDING 1031 EXCHANGES AND REIT TRANSFERS SINCE JANUARY 1, 2015, INCLUSIVE OF THE YEAR AND TRANSFER AMOUNT	<input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017 <input type="checkbox"/> 2018
26	LIST ALL AD VALOREM (2015-2018) AND REFINANCING (2015-2018) APPRAISALS FOR THE SUBJECT PROPERTY FOR 2017 AND PREVIOUS YEARS INDICATING THE YEAR AND CORRESPONDING OPINION OF FAIR MARKET VALUE	<input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017 <input type="checkbox"/> 2018

27	LIST THE FINAL FAIR MARKET VALUE RESULTING FROM PROPERTY TAX APPEAL BOARD SETTLEMENTS OR DECISIONS FOR THE LAST FOUR YEARS.	<input type="checkbox"/> 2013 <input type="checkbox"/> 2014 <input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017																					
28	CHECK AND LIST (if known) ALL YEARS WITH AN OPEN PTAB CASE	<input type="checkbox"/> 2013 <input type="checkbox"/> 2014 <input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017																					
29	CHECK AND LIST (if known) ALL YEARS WITH AN OPEN CASE AT THE CIRCUIT COURT	<input type="checkbox"/> 2013 <input type="checkbox"/> 2014 <input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017																					
30	LIST THE FINAL FAIR MARKET VALUE RESULTING FROM SPECIFIC OBJECTION LAWSUITS FROM SETTLEMENTS OR DECISIONS FOR THE LAST FOUR YEARS	<input type="checkbox"/> 2013 <input type="checkbox"/> 2014 <input type="checkbox"/> 2015 <input type="checkbox"/> 2016 <input type="checkbox"/> 2017																					
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>2014 AV</td> <td></td> <td></td> </tr> <tr> <td>2014 FMV</td> <td></td> <td></td> </tr> <tr> <td>2015 AV</td> <td></td> <td></td> </tr> <tr> <td>2015 FMV</td> <td></td> <td></td> </tr> <tr> <td>2016 AV</td> <td></td> <td></td> </tr> <tr> <td>2016 FMV</td> <td></td> <td></td> </tr> </tbody> </table>		CCAO	BOR	2014 AV			2014 FMV			2015 AV			2015 FMV			2016 AV			2016 FMV		
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2016 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.
2013									
2014									
2015									
2016									
2017									
2018									

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, GEF8

\_\_\_\_\_

**Notary Public**

**OR**

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

\_\_\_\_\_

Attorney

\_\_\_\_\_

Date



E-Mail:

Confirmation Number:



