



COOK COUNTY ASSESSOR'S OFFICE  
 INDUSTRIAL/COMMERCIAL/APARTMENT  
 SUMMARY IN SUPPORT OF APPEAL

Lead PIN: \_\_\_\_\_

Industrial

Apartments / 7  
units or more

2018 Assessor Appeal No: \_\_\_\_\_

Commercial

Mixed Use

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	GROSS BUILDING AREA  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 2018 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>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> <tr> <td>2017 AV</td> <td></td> <td></td> </tr> <tr> <td>2017 FMV</td> <td></td> <td></td> </tr> </tbody> </table>		CCAO	BOR	2015 AV			2015 FMV			2016 AV			2016 FMV			2017 AV			2017 FMV		
	CCAO	BOR																					
2015 AV																							
2015 FMV																							
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2016 FMV																							
2017 AV																							
2017 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.**

**NON-HOTEL PROPERTIES**

YEAR	Actual Income	Actual Expenses	Actual Net Income	Vacancy	Special Circumstances
2013					
2014					
2015					
2016					
2017					
2018					

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

- Gross
- Modified Gross
- Net
- Triple Net
- State Special Circumstance:

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



INDUSTRIAL/COMMERCIAL/APARTMENT  
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 \_\_\_\_\_, 2018

\_\_\_\_\_  
**Notary Public**

**OR**

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

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
Date

2017 CAP+LOAD:

2018 CAP+LOAD:

Township:	Levels of Assessment	2017
First Year Case was Represented:		2018

Property Class:

—

Gross Square Footage:

Land Square Footage:

Land to Building Ratio:

Net Rentable Area:

	CAP	LOAD
2017		
2018		

Property Type: One story store

Subject Use:

Basis for Appeal:

<u>COOK COUNTY ASSESSOR DATA</u>				<u>COOK COUNTY BOARD OF REVIEW DATA</u>			
AV	FMV	PSF		AV	FMV	PSF	
2018				2018			
2017				2017			
2016				2016			
2015				2015			

2018 Occupancy	Appraisal(s) and FMV(s)	Open Specific Objection(s)	Open PTAB Case(s)	Undervaluation Appeal Year(s)
Percent Owner Occupied:	2015	2013	2013	
Leased Occupancy:	2016	2014	2014	
Previous Leased Occupancy:	2017	2015	2015	
Historical Occupancy	2018	2016	2016	
	Transfer(s) and FMV(s)	2017	2017	
2013		Resulting FMV(s) from SPO(s)	PTAB Settlement(s) /FMV(s)	
2014	2015	2013	2013	
2015	2016	2014	2014	
2016	2017	2015	2015	
2017	2018	2016	2016	
		2017	2017	

YEAR	Actual Income	Actual Expenses	Actual Net Income	Vacancy	Special Circumstances
2012					
2013					
2014					
2015					
2016					
2017					
2018					

E-Mail:

Confirmation Number:

