



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

Lead PIN: _____

Industrial

Apartments / 7
units or more

2017 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

- 2012
- 2013
- 2014
- 2015
- 2016

- 2014
- 2015
- 2016
- 2017

Income and Expense Statements

- 2012
- 2013
- 2014
- 2015
- 2016

- 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	2017 ASSESSOR APPEAL NUMBER										
5	SUBJECT PROPERTY'S CLASSIFICATION / EXPLAIN USE- OFFICE, RESTAURANT, INDUSTRIAL, ETC. COMMON NAME, IF ANY	-									
6	LIST THE 2016 AND 2017 PROPERTY LEVELS OF ASSESSMENT (USE AGGREGATE BLENDED LEVELS OF ASSESSMENT IF NECESSARY)	2016 2017									
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 2016 AND 2017 CAPITALIZATION RATE AND TAX LOAD	<table border="1"> <thead> <tr> <th></th> <th>CAP</th> <th>LOAD</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td></td> <td></td> </tr> <tr> <td>2017</td> <td></td> <td></td> </tr> </tbody> </table>		CAP	LOAD	2016			2017		
	CAP	LOAD									
2016											
2017											
11	IS THE SUBJECT OWNER OCCUPIED? (ANSWER 100% OR PROVIDE PERCENTAGE OF OWNER OCCUPANCY)										
12	WHAT IS THE OCCUPANCY FOR 2017 IF THE SUBJECT PROPERTY IS LEASED?										
13	WHAT WAS THE OCCUPANCY FOR 2016 IF THE SUBJECT WAS LEASED?										
14	LIST THE ACTUAL OCCUPANCY FOR ALL YEARS SINCE 2012 IN WHICH AN OCCUPANCY FACTOR WAS REQUESTED.	2012 2013 2014 2015 2016									
15	2016 ASSESSOR'S FINAL FAIR MARKET VALUE	\$									

16	2017 ASSESSOR'S INITIAL ASSESSED VALUE	\$
17	2017 ASSESSOR'S INITIAL FAIR MARKET VALUE	\$
18	WAS THIS A 2017 LETTER PROPERTY?	
19	REQUESTED 2017 FAIR MARKET VALUE	\$
20	REQUESTED 2017 ASSESSED VALUE	\$
21	REQUESTED OR PENDING C OF E CURRENT OR PREVIOUS OMITTED ASSESSMENT	<input type="checkbox"/> 2013 <input type="checkbox"/> 2014 <input type="checkbox"/> 2015 <input type="checkbox"/> 2016
22	FIRST YEAR YOU OR YOUR LAW FIRM BEGAN REPRESENTING TAXPAYER FOR THIS PROPERTY	
23	BASIS FOR 2017 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 2012 AT THE BOARD OF REVIEW)	<input type="checkbox"/> 2012 \$ <input type="checkbox"/> 2013 \$ <input type="checkbox"/> 2014 \$ <input type="checkbox"/> 2015 \$ <input type="checkbox"/> 2016 \$
25	LIST ALL SALES AND TRANSFERS OF SUBJECT PROPERTY, INCLUDING 1031 EXCHANGES AND REIT TRANSFERS SINCE JANUARY 1, 2014, INCLUSIVE OF THE YEAR AND TRANSFER AMOUNT	<input type="checkbox"/> 2014 \$ <input type="checkbox"/> 2015 \$ <input type="checkbox"/> 2016 \$ <input type="checkbox"/> 2017 \$
26	LIST ALL AD VALOREM (2014-2017) AND REFINANCING (2014-2017) APPRAISALS FOR THE SUBJECT PROPERTY FOR 2017 AND PREVIOUS YEARS INDICATING THE YEAR AND CORRESPONDING OPINION OF FAIR MARKET VALUE	<input type="checkbox"/> 2014 \$ <input type="checkbox"/> 2015 \$ <input type="checkbox"/> 2016 \$ <input type="checkbox"/> 2017 \$

27	LIST THE FINAL FAIR MARKET VALUE RESULTING FROM PROPERTY TAX APPEAL BOARD SETTLEMENTS OR DECISIONS FOR THE LAST FOUR YEARS.	<input type="checkbox"/>	2012	\$	
		<input type="checkbox"/>	2013	\$	
		<input type="checkbox"/>	2014	\$	
		<input type="checkbox"/>	2015	\$	
		<input type="checkbox"/>	2016	\$	
28	CHECK AND LIST (if known) ALL YEARS WITH AN OPEN PTAB CASE	<input type="checkbox"/>	2012		
		<input type="checkbox"/>	2013		
		<input type="checkbox"/>	2014		
		<input type="checkbox"/>	2015		
		<input type="checkbox"/>	2016		
29	CHECK AND LIST (if known) ALL YEARS WITH AN OPEN CASE AT THE CIRCUIT COURT	<input type="checkbox"/>	2012		
		<input type="checkbox"/>	2013		
		<input type="checkbox"/>	2014		
		<input type="checkbox"/>	2015		
		<input type="checkbox"/>	2016		
30	LIST THE FINAL FAIR MARKET VALUE RESULTING FROM SPECIFIC OBJECTION LAWSUITS FROM SETTLEMENTS OR DECISIONS FOR THE LAST FOUR YEARS	<input type="checkbox"/>	2012		
		<input type="checkbox"/>	2013		
		<input type="checkbox"/>	2014		
		<input type="checkbox"/>	2015		
		<input type="checkbox"/>	2016		
31.	LIST ALL ASSESSOR AND BOARD OF REVIEW ASSESSED VALUES AND FAIR MARKET VALUE DECISIONS FOR THE LAST THREE YEARS.		CCAO	BOR	
		2014 AV	\$	\$	
		2014 FMV	\$	\$	
		2015 AV	\$	\$	
		2015 FMV	\$	\$	
		2016 AV	\$	\$	
		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.**

NON-HOTEL PROPERTIES

YEAR	Actual Income	Actual Expenses	Actual Net Income	Vacancy	Special Circumstances
2012	\$0	\$0	\$0	0%	
2013	\$0	\$0	\$0	0%	
2014	\$0	\$0	\$0	0%	
2015	\$0	\$0	\$0	0%	
2016	\$0	\$0	\$0	0%	
2017	\$0	\$0	\$0	0%	

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:

12-02-200-001-0000

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 _____, 2017

Notary Public_

OR

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

Attorney

Date

2016 CAP+LOAD:

2017 CAP+LOAD:

Township:	Levels of Assessment	2016
First Year Case was Represented:		2017

Property Class:

—

Gross Square Footage:

Land Square Footage:

Land to Building Ratio:

Net Rentable Area:

	CAP	LOAD
2016		
2017		

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	
2017				2017			
2016				2016			
2015				2015			
2014				2014			

2017 Occupancy	Appraisal(s) and FMV(s)	Open Specific Objection(s)	Open PTAB Case(s)	Undervaluation Appeal Year(s)
Percent Owner Occupied:	2014 \$	2012	2012	
Leased Occupancy:	2015 \$	2013	2013	
Previous Leased Occupancy:	2016 \$	2014	2014	
Historical Occupancy	2017 \$	2015	2015	
2012	Transfer(s) and FMV(s)	2016	2016	
2013	2014 \$	Resulting FMV(s) from SPO(s)	PTAB Settlement(s) /FMV(s)	
2014	2015 \$	2012 \$	2012 \$	
2015	2016 \$	2013 \$	2013 \$	
2016	2017 \$	2014 \$	2014 \$	
		2015 \$	2015 \$	
		2016 \$	2016 \$	

YEAR	Actual Income	Actual Expenses	Actual Net Income	Vacancy	Special Circumstances
2011	\$0	\$0	\$0	0%	
2012	\$0	\$0	\$0	0%	
2013	\$0	\$0	\$0	0%	
2014	\$0	\$0	\$0	0%	
2015	\$0	\$0	\$0	0%	
2016	\$0	\$0	\$0	0%	
2017	\$0	\$0	\$0	0%	

E-Mail:

Confirmation Number:

