



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

Lead PIN:

- Full Service   
  Convention   
  Motel  
 Extended Stay   
  Transient/SRO

2011 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                     
  Compulsory Sales including Short Sales, Foreclosures, and Bank REO  
 Vacancy Occupancy Affidavit  
 Tax Returns

- 2007  
 2008  
 2009  
 2010

Income and Expense Statements

- 2007  
 2008  
 2009  
 2010

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

Additional Documents:

	QUESTION	ANSWER
1	LEAD PIN	<input type="checkbox"/> Check if Multiple PIN(s)
2	TOWNSHIP	
3	PROPERTY ADDRESS	
4	2011 ASSESSOR APPEAL NUMBER	
5	SUBJECT PROPERTY'S CLASSIFICATION / EXPLAIN USE- OFFICE, RESTAURANT, INDUSTRIAL, ETC.  COMMON NAME, IF ANY	Class: -  Type:  Use:
6	LIST THE 2009 AND 2010 PROPERTY LEVELS OF ASSESSMENT (USE AGGREGATE BLENDED LEVELS OF ASSESSMENT IF NECESSARY)	2009 LOA:  2010 LOA:
7	NUMBER OF ROOMS	
8	NET RENTABLE AREA	
9	LAND SQUARE FOOTAGE AND LAND TO BUILDING RATIO	Land SF:  LBR:
10	LIST THE 2010 AND 2011 REQUESTED CAPITALIZATION RATE AND TAX LOAD	2010 CAP:                      2010 LOAD:  2011 CAP:                      2010 LOAD:
11	IS THE SUBJECT OWNER OCCUPIED? (ANSWER 100% OR PROVIDE PERCENTAGE OF OWNER OCCUPANCY)	
12	WHAT IS THE OCCUPANCY FOR 2011 IF THE SUBJECT PROPERTY IS LEASED?	
13	WHAT WAS THE OCCUPANCY FOR 2010 IF THE SUBJECT WAS LEASED?	
14	LIST THE ACTUAL OCCUPANCY FOR ALL YEARS.	2005: 2006: 2007: 2008: 2009:
15	2010 ASSESSOR'S FINAL FAIR MARKET VALUE	

16	2011 ASSESSOR'S INITIAL ASSESSED VALUE	
17	2011 ASSESSOR'S INITIAL FAIR MARKET VALUE	
18	WAS THIS A 2011 LETTER PROPERTY?	
19	REQUESTED 2011 FAIR MARKET VALUE	
20	REQUESTED 2011 ASSESSED VALUE	
21	REQUESTED OR PENDING C OF E CURRENT OR PREVIOUS OMITTED ASSESSMENT	<input type="checkbox"/> 2008 <input type="checkbox"/> 2009 <input type="checkbox"/> 2010
22	FIRST YEAR YOU OR YOUR LAW FIRM BEGAN REPRESENTING TAXPAYER FOR THIS PROPERTY	
23	BASIS FOR 2011 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 2005 AT THE BOARD OF REVIEW	<input type="checkbox"/> 2004: <input type="checkbox"/> 2005: <input type="checkbox"/> 2006: <input type="checkbox"/> 2007: <input type="checkbox"/> 2008: <input type="checkbox"/> 2009: <input type="checkbox"/> 2010:
25	LIST ALL SALES AND TRANSFERS OF SUBJECT PROPERTY, INCLUDING 1031 EXCHANGES AND REIT TRANSFERS SINCE JANUARY 1, 2007, INCLUSIVE OF THE YEAR AND TRANSFER AMOUNT	2007: 2008: 2009: 2010: 2011:
26	LIST ALL APPRAISALS FOR THE SUBJECT PROPERTY (REGARDLESS OF PURPOSE AND INCLUDING FINANCING APPRAISALS) FOR 2011 AND THE PREVIOUS THREE YEARS INDICATING THE YEAR AND CORRESPONDING OPINION OF FAIR MARKET VALUE	2007: 2008: 2009: 2010: 2011:

27.	LIST THE FINAL FAIR MARKET VALUE RESULTING FROM PROPERTY TAX APPEAL BOARD SETTLEMENTS OR DECISIONS FOR THE LAST FOUR YEARS.	2005: 2006: 2007: 2008: 2009:		
28.	CHECK AND LIST (if known) ALL YEARS WITH AN OPEN PTAB CASE	<input type="checkbox"/> 2005: PTAB# <input type="checkbox"/> 2006: PTAB# <input type="checkbox"/> 2007: PTAB# <input type="checkbox"/> 2008: PTAB# <input type="checkbox"/> 2009: PTAB#		
29.	CHECK AND LIST (if known) ALL YEARS WITH AN OPEN CASE AT THE CIRCUIT COURT	<input type="checkbox"/> 2005: CASE# <input type="checkbox"/> 2006: CASE# <input type="checkbox"/> 2007: CASE# <input type="checkbox"/> 2008: CASE# <input type="checkbox"/> 2009: CASE# <input type="checkbox"/> 2010: CASE#		
30.	LIST THE FINAL FAIR MARKET VALUE RESULTING FROM SPECIFIC OBJECTION LAWSUITS FROM SETTLEMENTS OR DECISIONS FOR THE LAST FIVE YEARS	2005 SPO: 2006 SPO: 2007 SPO: 2008 SPO: 2009 SPO:		
31.	LIST ALL ASSESSOR AND BOARD OF REVIEW ASSESSED VALUES AND FAIR MARKET VALUE DECISIONS FOR THE FOLLOWING YEARS.		CCAO	BOR
		2007 AV		
		2007 FMV		
		2008 AV		
		2008 FMV		
		2009 AV		
		2009 FMV		
		2010 AV		
		2010 FMV		

**32. 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.
2006									
2007									
2008									
2009									
2010									
2011									

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

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

\*Actual expenses do not include debt service, depreciation, interest, and real estate taxes.

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



Lead PIN:

Hotel

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

I, being first duly sworn, state:

1. That I have personal knowledge of the fact that each of the disclosures in this affidavit are true, correct, and complete.
2. That I have personal knowledge that all documents in support of this affidavit which purport to have been filed with a government department or agency, were in fact filed.
3. That I am personally familiar with the property identified in this petition, the "subject," and have personal knowledge and am familiar with its operations and financial records
4. That I certify the following are the corrections to the auto populated data:

Further Affiant sayeth not.

By:

Subscribed and Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

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**Notary Public**

Lead PIN:

2011 Assessor Appeal No.

Multiple PINS

2010 CAP+LOAD:

2011 CAP+LOAD:

Township:	First Year of Triennial:	Levels of Assessment	
First Year Case was Represented:		2010 LOA:	2011 LOA:

Property Class: -

Gross Square Footage:

Land Square Footage:

Land to Building Ratio:

Number of Rooms:

	CAP	LOAD
2010		
2011		

Property Type:

Subject Use:

Basis for Appeal:

Increase from BOR 2010 to Assessor 2011							
COOK COUNTY ASSESSOR DATA				COOK COUNTY BOARD OF REVIEW DATA			
Initial	AV	FMV	FMV/ROOM	AV	FMV	FMV/ROOM	
<b>2011</b>	<b>2011</b>			<b>2011 Appellant Req.</b>			<b>2011 Appellant Req.</b>
<b>2010</b>	<b>2010</b>			<b>2010</b>			<b>2010</b>
<b>2009</b>	<b>2009</b>			<b>2009</b>			<b>2009</b>
<b>2008</b>	<b>2008</b>			<b>2008</b>			<b>2008</b>
<b>2007</b>	<b>2007</b>			<b>2007</b>			<b>2007</b>

2011 Occupancy	Appraisal(s) and FMV(s)	Open Specific Objection(s)	Open PTAB Case(s)	Undervaluation Appeal Year(s)
Percent Owner Occupied:	<b>2007</b>	<b>2005</b>	<b>2005</b>	
Leased Occupancy:	<b>2008</b>	<b>2006</b>	<b>2006</b>	
	<b>2009</b>	<b>2007</b>	<b>2007</b>	
	<b>2010</b>	<b>2008</b>	<b>2008</b>	
		<b>2009</b>	<b>2009</b>	
Historical Occupancy	Transfer(s) and FMV(s)	Resulting FMV(s) from SPO(s)	PTAB Settlement(s) /FMV (s)	Unanswered Questions
<b>2005</b>	<b>2007</b>	<b>2005</b>	<b>2005</b>	
<b>2006</b>	<b>2008</b>	<b>2006</b>	<b>2006</b>	
<b>2007</b>	<b>2009</b>	<b>2007</b>	<b>2007</b>	
<b>2008</b>	<b>2010</b>	<b>2008</b>	<b>2008</b>	
<b>2009</b>		<b>2009</b>	<b>2009</b>	
<b>2010</b>				

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.
2006									
2007									
2008									
2009									
2010									
2011									

E-Mail:

Confirmation Number:

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