



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

Lead PIN:

Industrial

Apartments / 7
units or more

2011 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

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	TOTAL BUILDING SQUARE FOOTAGE (GROSS BUILDING SQUARE FOOTAGE)	
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.**

NON-HOTEL PROPERTIES

YEAR	Actual Income	Actual Expenses*	Actual Net Income	Vacancy	Special Circumstances
2006					
2007					
2008					
2009					
2010					

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

- Gross
- Modified Gross
- Net
- Triple Net

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

CERTIFICATIONS OF REPRESENTATIONS CONTAINED ABOVE THIS LINE:



Lead PIN:

Non-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.

Notary Public

Lead PIN:

2011 Assessor Appeal No.

Multiple PINS

2010 CAP+LOAD:

2011 CAP+LOAD:

Township: _____ First Year of Triennial: _____
 First Year Case was Represented: _____

Levels of Assessment
 2010 LOA: _____ 2011 LOA: _____

Property Class: - _____

Gross Square Footage: _____

Land Square Footage: _____

Land to Building Ratio: _____

Net Rentable Area: _____

	CAP	LOAD
2010		
2011		

Property Type: _____

Subject Use: _____

Basis for Appeal: _____

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

2011 Occupancy

Percent Owner Occupied: _____

Leased Occupancy: _____

Historical Occupancy

2005

2006

2007

2008

2009

2010

Appraisal(s) and FMV(s)

2007

2008

2009

2010

Transfer(s) and FMV(s)

2007

2008

2009

2010

Open Specific Objection(s)

2005

2006

2007

2008

2009

Resulting FMV(s) from SPO(s)

2005

2006

2007

2008

2009

Open PTAB Case(s)

2005

2006

2007

2008

2009

PTAB Settlement(s) /FMV (s)

2005

2006

2007

2008

2009

Undervaluation Appeal Year(s)

Unanswered Questions

YEAR	Actual Income	Actual Expenses	Actual Net Income	Vacancy	Special Circumstances
2006					
2007					
2008					
2009					
2010					

E-Mail:

Confirmation Number:
