



COOK COUNTY
**ASSESSOR'S
OFFICE**

Fritz Kaegi, Assessor

Property Characteristics

You will be required to enter the characteristics for the property that is the subject of the appeal. Select the months applicable for the characteristics from the drop down lists. This will typically be January and December, but if the information is only applicable to a portion of the year that can be indicated here.

Activity Window ! Verify Parcel Primary PIN Additional PINs Filer **Commercial Characteristics** Commercial Income/Expense

Commercial Comparables Appeal Application Attachments Submit

2023 Real Estate Assessed Valuation Appeal (Commercial)

Commercial Assessed Valuation Appeal Characteristics

PIN: 15-25-407-013-0000 / Tax Year: 2023
CLASS: 517 - ONE-STORY COMMERCIAL BUILDING
Appeal #: 23-34-28152

Neighborhood

All Properties

For Months	From :	<input type="text" value=""/> ▼ *	To:	<input type="text" value=""/> ▼ *
Property Name	<input type="text"/>			
Gross Building SF	<input type="text"/> *	Net Rentable SF	<input type="text"/>	
Owner Occupancy	<input type="text" value=""/> ▼ *	Owner Occupancy SF	<input type="text"/>	
Leased SF	<input type="text"/>	Vacant SF	<input type="text"/>	
Property Use	<input type="text"/> * ☰			
Number of buildings	<input type="text"/> *	Number of stories	<input type="text"/> *	
Year Constructed	<input type="text"/>	Year Renovated	<input type="text"/>	
Single/Multiple Occupancy	<input type="text" value=""/> ▼ *			
Units/Beds/Keys	<input type="text"/> *			
Zoning	<input type="text"/> *	<i>If you do not know the zoning district for your property, please contact your municipality to obtain that information.</i>		
Comments	<input type="text"/>			

Enter information as applicable for the property.

Select the Property Use by clicking on the menu button to the right of the field to open the selection menu; enter a brief description of the property type in the search field and click Find. Then click the most appropriate use found for the property and click Select.

Property Use * 

List Selection x

Search: Find

Description	Subclass	Code
OFFICE-COMMON AREA	OFFICE	53
OFFICE-CONDOS	OFFICE	52
OFFICE-MEDICAL OFFICE BUILDINGS/SPACES	OFFICE	54
OFFICE-MULTITENANT	OFFICE	56
OFFICE-RESEARCH & DEVELOPMENT	OFFICE	55
OFFICE-SINGLETENANT	OFFICE	57

1 - 6 of 6 items

Select Cancel

Depending on the property type selected, additional required data fields may appear.

Enter as much information as needed, but at a minimum all fields indicated as required must have information entered in order to submit the filing.

Commercial Income/Expense

The Commercial Property Income and Expense section is designed for more convenient submission of a property's financial information. Enter as much financial information as possible, but at a minimum provide the information for the required fields.

You can click on the Instructions link for financial term definitions and detailed instructions on financial information submission.

Please note that operating expense information should not include real estate taxes, as the tax expense should be entered in it's own field.

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Commercial Income/Expense

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2023 Real Estate Assessed Valuation Appeal (Commercial)

Commercial Property Income and Expense

Instructions Link (PLACEHOLDER)
Please click above for instructions on how to fill out this section

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Income and Expense

	2023	2022	2021
Potential Gross Rental Income	<input type="text"/>	<input type="text"/>	<input type="text"/>
Recoveries / Reimbursements	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other Income	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Potential Gross Income	<input type="text"/>	<input type="text"/>	<input type="text"/>
Vacancy and Collection Loss (as %)	<input type="text"/> *	<input type="text"/>	<input type="text"/>
Effective Gross Income (Actual Income)	<input type="text"/> *	<input type="text"/>	<input type="text"/>
Operating Expenses (Not including Real Estate Taxes)	<input type="text"/> *	<input type="text"/>	<input type="text"/>
Real Estate Taxes	<input type="text"/> *	<input type="text"/>	<input type="text"/>

Commercial Comparables

Rental or sale comparable information can be submitted in the Commercial Comparables tab. Once the rate for the comparable is entered, a field appears where the corresponding PIN can be indicated. Up to five can be submitted, but three are required.

If not submitting comparable information, please enter "0" in each of the required rate fields.

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2023 Real Estate Assessed Valuation Appeal (Commercial)

Commercial Comparables

NOTE: Enter the rate and then the corresponding primary PIN for your comps in the fields below. If your appeal is not using comps, please enter '0' in the required fields below.

Rental Comparables

	\$/SF or Unit	PIN
Rent Comp 1:	<input style="width: 80%;" type="text" value="20"/> ✓	<input style="width: 80%; border-bottom: 1px dashed black;" type="text"/> *
Rent Comp 2:	<input style="width: 80%;" type="text"/> *	
Rent Comp 3:	<input style="width: 80%;" type="text"/> *	
Rent Comp 4:	<input style="width: 80%;" type="text"/>	
Rent Comp 5:	<input style="width: 80%;" type="text"/>	

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Sale Comparables

	\$/SF or Unit
Sale Comp 1:	<input style="width: 80%;" type="text"/> *
Sale Comp 2:	<input style="width: 80%;" type="text"/> *
Sale Comp 3:	<input style="width: 80%;" type="text"/> *
Sale Comp 4:	<input style="width: 80%;" type="text"/>
Sale Comp 5:	<input style="width: 80%;" type="text"/>

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