Industrial Summary Sheet

Cook County Board of Review

2005 Complaint No.: _____

Current Assessed Valuation, All Parcels: _____ 2004 Assessed Valuation: _____

Taxpayer's Request: _____

Appeal Made to Assessor: ☐ YES ☐ NO Amount of Assessor's Reduction: _____

Owner Occupied? ☐ YES ☐ NO % Owner Occupied: _____

APPRAISAL

Fair Market Value: _____ As of: _____ Date of Inspection: _____

	Sq. Ft. Land	Sq. Ft. Building	Val p.s.f. Land	Val p.s.f. Bldg.	Val p.s.f. L. & B.
Appraiser					
Assessor					

Appraiser's Income Approach Based on "Market Rentals"
(Base rent + all tenant contributions)

Rental p.s.f. (Leasable) Gross: $ _____ Rental p.s.f. (Leasable) Net: $ _____

Actual Economic Analysis of Subject Property
(Include all tenant contributions)

If more than 25% of the subject property is leased , the following income and expense information must be provided.

Sq. Ft. Leasable	Fixed (base) Rent/sq. ft.	Overage rent	% Rent in $	Misc. Income	Total Income	Total Income/ sq. ft.	Year lease signed	Year lease expires
	TOTALS							

Are tenants required to pay any share of taxes: ☐ YES ☐ NO If Yes, _____ % and $ _____

Total 2004 tax bill: **$** _____

Actual Annual Expenses (exclude property taxes, debt service and depreciation)	Amount paid by owner
Payroll, e.g., janitor, manager	$
Insurance Premiums	$
Repairs and Maintenance	$
Total expenses for all utilities	$
Contractual services, e.g., trash, security, exterminator	$
Other:	$
Explain:	
TOTAL ANNUAL EXPENSES	$

Annual Net Income (total income-total expenses) $ _____

Suggested capitalization rate (excluding property taxes): _____ Tax load: _____ Total: _____

Explain any tax or expense stops, tenant contributions, or other limitations on owner's liability for expenses and any rent escalations, concession or abatements:

_____

Purchase (on or after January 1, 2003) Price: $ _____ Date: _____

Construction (on or after January 1, 2003) Price: $ _____ Date: _____

Explain if property value was affected by catastrophe or demolition. _____

Signature: _____ ☐ Owner ☐ Attorney