

Cook County Assessor's Office

North Branch Works
Cook County Assessor Fritz Kaegi



Responsibilities of the Assessor's Office

- Setting fair and accurate market values for **1.9 million parcels** of Cook County property.
- The initial market value assessment of these properties is not determined on an individual basis, but rather by a mass appraisal system.
- The mass appraisal system is a way to put fairness into the entire assessment process.
- Administers property tax incentives that may lower a property's level of assessment.



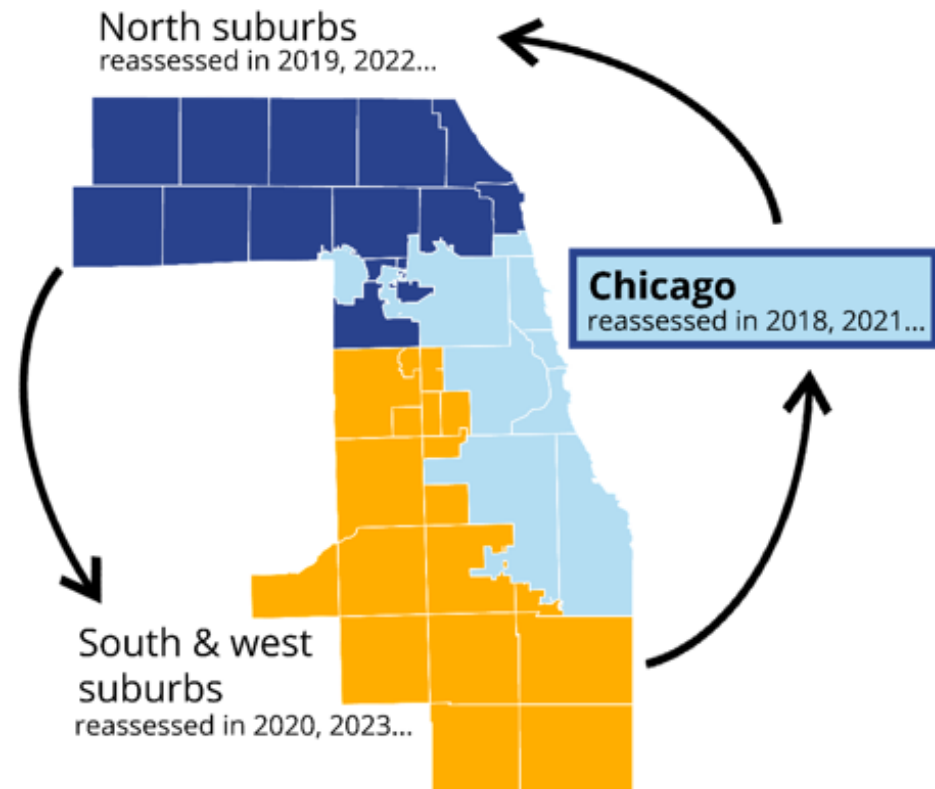
Cook County's Triennial Reassessment Cycle

Cook County follows a triennial reassessment cycle, meaning that a determination of each property's fair market value and corresponding assessed value occurs once every three years.

A property's reassessment year depends on the township in which the property is located.

- **During a property's reassessment year, an appeal may be filed within 30 calendar days after the notice of the new assessed value is mailed.**

Cook County's Triennial Reassessment Cycle



Illinois property taxes: **budget then tax**, not tax then spend.

Property Tax Levies



are re-budgeted every year to help fund local public services, like schools and community health centers.



Taxing agencies conduct public hearings, publish their levy, and certify their levy to the Cook County Clerk.



Local Tax Rates

are calculated by the **Cook County Clerk**, dividing levies by Equalized Assessed Values.



Your Property Tax Bill

is issued and collected by the **Cook County Treasurer**, then distributed to taxing districts to fund services.

Property Tax Base



Cook County Assessor's Office

- Revaluation and reassessment
- Assessment appeals
- Property tax incentives and exemptions



Cook County Ordinance

- Transforms property values → Assessed Values, based on property use



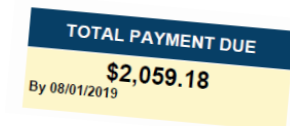
Cook County Board of Review

- Assessment appeals
- Finalizes the Assessed Values (AVs) used for property taxation



Illinois Department of Revenue

- Calculates Cook County's **Equalizer**. This transforms AVs → Equalized AVs (EAVs). Exemptions reduce EAVs.





Goals of our office

- Assess property based on market value
 - Largely based on the income approach
 - Data on sales, income/expenses, rent rolls, commercial market data sources
- Predictable, market-based assessments
- Fairness, ethics, and transparency
- Market open to investment based on a professional, data-driven system – not on political favoritism or access

IAAO: Assessments more fair, accurate

CRAIN'S CHICAGO BUSINESS

Big landlords grouse that the Cook County assessor is overvaluing their properties. A new analysis shows that he's a big improvement over his predecessor.

ALBY GALLUN  

The study by the International Association of Assessing Officers found that Kaegi's office met key industry standards of accuracy, at least in its initial estimates of value, when it assessed properties in north suburban Cook County in 2019.

Old mainframe and boxes of paper



New assessment system



Home Property Records ▼

Profile

Taxpayer Data

Values

Value Summary

Property Location

Land

Residential Building

HIE Additions

Other Structures

Commercial Building

Permits

Divisions & Consolidations

Sales

Notice Summary

Appeals and COEs

Map

Parcel #: 21304150110000

Neighborhood: 70080

7815 S SOUTH SHORE DR

ROLL: RP

Dwelling Characteristics

Tax Year	2021
Card	1
Parcel #	21-30-415-011-0000
Class	203 - One Story Dwelling between 1000 and 1800 SFLA
Level of Assessment	10%
Use	SINGLE FAMILY
Incentive Number	
Exterior Construction	FRAME
Roof Construction	SHINGLE/ASPHALT
Type of Residence	1.5 STORY
Style	One-Story -2-03
Total Number of Units	NONE
Year Built	1903
CDU	AVERAGE
Alternative CDU	
Construction Quality	AVERAGE
State of Repair	AVERAGE
Renovated	NO
Exterior Remodel Year	
Kitchen Remodel Year	
Bath Remodel Year	
Square Footage	1,673
Basement Type	FULL
Basement Finish	UNFINISHED
Heating	WARM AIR
Attic Type	FULL
Attic Finish	LIVING AREA
Number of Rooms	8
Number of Bedrooms	4
Number of Full Baths	1
Number of Half Baths	0

Parcel #: 21304150110000

Neighborhood: 70080

7815 S SOUTH SHORE DR

ROLL: RP

Values Summary

Year	Process Name	Total MV	Land AV	Bldg AV	Total AV	HIE AV	Reason for Change
2020	CCAOFINAL		\$6,300	\$7,340	\$13,640		
2020	CCAOVALUE		\$6,300	\$9,026	\$15,326		
2019	BORVALUE		\$6,300	\$902	\$7,202		
2019	CCAOFINAL		\$6,300	\$902	\$7,202		
2019	CCAOVALUE		\$6,300	\$9,026	\$15,326		
2018	BORVALUE		\$6,300	\$9,026	\$15,326		
2018	CCAOFINAL		\$6,300	\$9,026	\$15,326		
2018	CCAOVALUE		\$6,300	\$9,026	\$15,326		
2017	BORVALUE		\$5,600	\$8,784	\$14,384		
2017	CCAOFINAL		\$5,600	\$8,784	\$14,384		
2017	CCAOVALUE		\$5,600	\$8,784	\$14,384		

Commercial Property Calculations

Initial Assessment Process

- The initial assessment is based on a blend of the income approach and sales comparison approach.
- The CCAO currently places initial assessment values based on the income approach. If a property is owner-user, the CCAO estimates a market rent based on comparable properties.
 - IDOR sales are used to validate Income Approach
- On appeal (second pass), the CCAO evaluates the property using the most appropriate approach to value or approaches to value.

Commercial Property Calculations

Initial Assessment Process

- Determine a property's use, class, and property data
 - Historical property data, field check data, GIS data, permit data, and market data
- Estimate income (e.g. rent), expenses, and market-level vacancy
 - Estimated Income Sources: CoStar, past appeals, Trepp, Loopnet, RPIE, market participants (brokers & landlords / owners)
 - Estimated Vacancy Sources: CoStar, past appeals, market participants
 - Estimated Operating Expense Sources: CoStar, past appeals, market participants, IREM
- Produce capitalization (cap) rates using market data
 - Estimated Cap Rate Sources: Comparable Sales, CoStar, PWC, RERC, Realty Rates, Bloomberg, and other national surveys
 - Relationship between net operating income (NOI) and the total property value

Building value = Estimated NOI divided by the cap rate

Data Sources

- Past appeal documents
- Bloomberg
- CoStar
- Moody's REIS
- Trepp,
- PWC, RERC, Realty Rates, and other national surveys
- CBRE, JLL, Cushman & Wakefield, IREM, and other leading reporting firms
- Local brokers, appraisers, and other market participants
- Properties' websites to determine rents and property characteristics
- Public documents including construction permits
- RPIE, the Cook County Assessor's platform for owners of commercial properties to submit property-associated income, expense, occupancy rates, and similar data

Commercial reporting data

North Chicago 2021: Industrial

	<u>Property information</u>			<u>Inputs to Valuation Model</u>			<u>CCAO Valuations</u>
Group	# buildings in this group	Size: SF/building (range)	Income: Rent \$/SF (range)	Vacancy: (Range)	Exp. Ratio: (Range)	Cap rate (range)	CCAO Estimated Market Value \$/SF (Range)
Institutional	16	9,206-288,901	\$8.00-\$20.00	5%	15%	5.50%	\$117.00-\$337.00*
Regional	26	1,080-160,400	\$8.00-\$20.00	5%	15%	6.50%	\$99.00-\$2,010*
Neighborhood	23	2,064-269,430	\$10.00-\$20.00	5%	15%	7.00%	\$115.00-\$621.00*

West Chicago 2021: Industrial

	<u>Property information</u>		<u>Inputs to Valuation Model</u>				<u>CCAO Valuations</u>
Group	# buildings in this group	Size: SF/building (range)	Income: Rent \$/SF (range)	Vacancy (range)	Expense ratio (range)	Cap rate (range)	CCAO estimated Market Value \$/SF (range)
Institutional	257	530 - 371,850	\$5.50 - \$10.00	5-7%	15%	6.5%	\$40 - \$385
Regional	949	240 – 1,530,000	\$5.50 - \$10.00	5-7%	15%	7.5%	\$30 - \$601
Neighborhood A	791	400 – 598,631	\$5.50 - \$10.00	5-7%	15%	8.5%	\$28 - \$205

Commercial reporting data

North Chicago 2021: Office

	<u>Property information</u>		<u>Inputs to Valuation Model</u>				<u>CCAO Valuations</u>
Group	# buildings in this group	Size: SF/ building (range)	Income: Rent \$/SF (range)	Vacancy (range)	Expense ratio (range)	Cap rate (range)	CCAO estimated Market Value \$/SF (range)
Institutional (5-91)	38	5,020-3,567,986	\$23.76-\$91.20	10%-25%	15%-50%	5.5%-8.5%	\$188-\$599
Regional (5-91)	110	525-1,549,819	\$22.68 - \$91.20	10%-25%	15%-57%	6.0%-8.5%	\$136-\$599
Neighborhood A (5-91)	61	6,016 – 178,490	\$18.68 - \$90.20	10%-25%	15%-57%	7.0% - 10.0%	\$87-\$599
Neighborhood A (5-92)	139	3,000- 511,159	\$18.74-\$91.20	5%-25%	15%-45%	5.5%-8.50%	\$208-\$599
Neighborhood B (5-92)	114	508 – 155,311	\$21.60-\$91.20	10%-25%	15%-45%	7.0% - 10.0%	\$176- \$599

West Chicago 2021: Office

	<u>Property information</u>		<u>Inputs to Valuation Model</u>				<u>CCAO Valuations</u>
Group	# buildings in this group	Size: SF/building (range)	Income: Rent \$/SF (range)	Vacancy (range)	Expense ratio (range)	Cap rate (range)	CCAO estimated Market Value \$/SF (range)
Institutional (5-91)	28	65,000 – 2,300,000	\$43.27	15%	45%	5.5%	\$371
Regional/CBD (5-91)	92	3,643 – 1,125,375	\$28.91 - \$43.27	15%	40% - 45%	5.5%-6.5%	\$228 - \$371
Neighborhood A (5-91)	57	7,040 – 438,000	\$11.66 - \$40.43	4% - 20%	31% - 45%	6.0% - 10.5%	\$69 - \$364
Neighborhood A (5-92)	507	700 -173,601	\$5.83 - \$40.66	4% - 20%	15% - 33%	6.0% - 11.5%	\$48 -\$411

Commercial Reporting Data

West Chicago 2021: Industrial Properties

Key PIN	PINs	Address	Property Class	Property Type	Ag	Land S	Bldg. S	Size Tl	Loc Ratin	Investment Rating	Adj. Rent \$/SF	% Va	% Exp	NOI	Cap Rat	XLand Val	Income MV (Incl. Excess Land)	MV \$/Sf	Adj. Sale \$/Sf	Med. Inc./Sale	Market Valu
	13-25-101-001-0000	3135 W BELMONT AVE	593	DISTRIBUTION	66	50957	16559	B		3 B	\$ 9	7%	15%	\$ 120,427	7.50%	\$ -	\$ 1,605,693	\$ 97	\$ 104	\$ 100	\$ 1,659,775
13-25-102-037-0000	13-25-102-037-0000	3143 N ALBANY AVE	593	WAREHOUSE	112	2200	2100	A		3 C	\$ 12	5%	15%	\$ 19,501	8.50%	\$ -	\$ 229,425	\$ 109	\$ 138	\$ 124	\$ 259,613
13-25-103-014-0000	13-25-103-014-0000	2923 W BELMONT AVE	593	MANUFACTURING	79	3000	1680	A		3 B	\$ 12	5%	15%	\$ 15,601	7.50%	\$ -	\$ 208,012	\$ 124	\$ 138	\$ 131	\$ 219,926
13-25-107-022-0000	13-25-107-022-0000	3037 W FLETCHER ST	593	WAREHOUSE	69	47089	25000	B		3 B	\$ 9	7%	15%	\$ 181,815	7.50%	\$ -	\$ 2,424,200	\$ 97	\$ 104	\$ 100	\$ 2,505,850
13-25-127-006-0000	13-25-127-006-0000	2945 N MOZART ST	593	WAREHOUSE	102	14559	17348	B		3 C	\$ 9	7%	15%	\$ 126,165	8.50%	\$ -	\$ 1,484,295	\$ 86	\$ 104	\$ 95	\$ 1,639,906
13-25-127-014-0000	13-25-127-014-0000015016022	2930 N CALIFORNIA AVE	593	MANUFACTURING	4	13639	11834	A		3 A	\$ 12	5%	15%	\$ 109,893	6.50%	\$ -	\$ 1,690,669	\$ 143	\$ 138	\$ 140	\$ 1,661,880
13-25-200-037-0000	13-25-200-037-0000	3163 N ELSTON AVE	593	MANUFACTURING	117	8815	9665	A		3 C	\$ 12	5%	15%	\$ 89,752	8.50%	\$ -	\$ 1,055,901	\$ 109	\$ 138	\$ 124	\$ 1,194,836
13-25-201-005-0000	13-25-201-005-0000	2621 W BELMONT AVE	593	MANUFACTURING	84	6250	13556	A		3 C	\$ 12	5%	15%	\$ 125,884	8.50%	\$ -	\$ 1,480,993	\$ 109	\$ 138	\$ 124	\$ 1,675,861
13-25-201-018-0000	13-25-201-018-0000 Thru 13-25-201-020-0000	2628-32 W FLETCHER ST	593	MANUFACTURING	79	8250	10500	A		3 B	\$ 12	5%	15%	\$ 97,506	7.50%	\$ -	\$ 1,300,075	\$ 124	\$ 138	\$ 131	\$ 1,374,538
13-25-201-021-0000	13-25-201-021-0000	2624 W FLETCHER ST	593	MANUFACTURING	90	5500	5500	A		3 C	\$ 12	5%	15%	\$ 51,074	8.50%	\$ -	\$ 600,875	\$ 109	\$ 138	\$ 124	\$ 679,938
13-25-201-022-0000	13-25-201-022-0000 Thru 13-25-201-025-0000	2612-20 W FLETCHER ST	593	MANUFACTURING	83	10990	20992	B		3 C	\$ 9	7%	15%	\$ 152,666	8.50%	\$ -	\$ 1,796,076	\$ 86	\$ 104	\$ 95	\$ 1,984,374
13-25-202-015-0000	13-25-202-015-0000	2501 W BELMONT AVE	593	MANUFACTURING	25	146974	28332	B		3 A	\$ 9	7%	15%	\$ 206,047	6.50%	\$ 252,345	\$ 3,422,304	\$ 121	\$ 112	\$ 117	\$ 3,303,505
13-25-203-001-0000	13-25-203-001-0000 Thru 13-25-203-003-0000	2445-51 W BELMONT AVE	593	DISTRIBUTION	60	10650	9117	A		3 B	\$ 12	5%	15%	\$ 84,663	7.50%	\$ -	\$ 1,128,837	\$ 124	\$ 138	\$ 131	\$ 1,193,491
13-25-203-043-0000	13-25-203-043-0000	3140 N WESTERN AVE	593	WAREHOUSE	60	8100	4500	A		3 B	\$ 12	5%	15%	\$ 41,788	7.50%	\$ -	\$ 557,175	\$ 124	\$ 138	\$ 131	\$ 589,088
13-25-205-018-0000	13-25-205-018-0000	3139 N ELSTON AVE	593	MANUFACTURING	60	6785	5891	A		3 B	\$ 12	5%	15%	\$ 54,705	7.50%	\$ -	\$ 729,404	\$ 124	\$ 138	\$ 131	\$ 771,181
13-25-206-008-0000	13-25-206-008-0000	2635 W FLETCHER AVE	593	AUTO REPAIR	60	2500	2350	A		3 B	\$ 12	5%	15%	\$ 21,823	7.50%	\$ -	\$ 290,969	\$ 124	\$ 138	\$ 131	\$ 307,635
13-25-206-009-0000	13-25-206-009-0000	2635 W FLETCHER AVE	593	AUTO REPAIR	93	7500	8125	A		3 C	\$ 12	5%	15%	\$ 75,451	8.50%	\$ -	\$ 887,656	\$ 109	\$ 138	\$ 124	\$ 1,004,453
13-25-206-012-0000	13-25-206-012-0000	3118 N ROCKWELL ST	593	MANUFACTURING	91	5450	4520	A		3 C	\$ 12	5%	15%	\$ 41,974	8.50%	\$ -	\$ 493,810	\$ 109	\$ 138	\$ 124	\$ 558,785
13-25-206-020-0000	13-25-206-020-0000 Thru 13-25-206-022-0000	2634-40 W BARRY AVE	593	WAREHOUSE	54	7500	4446	A		3 B	\$ 12	5%	15%	\$ 41,287	7.50%	\$ -	\$ 550,489	\$ 124	\$ 138	\$ 131	\$ 582,018
13-25-206-028-0000	13-25-206-028-0000	2618 W BARRY AVE	593	MANUFACTURING	96	10000	10000	A		3 C	\$ 12	5%	15%	\$ 92,863	8.50%	\$ -	\$ 1,092,500	\$ 109	\$ 138	\$ 124	\$ 1,236,250
13-25-206-031-0000	13-25-206-031-0000	2617 W FLETCHER ST	593	WAREHOUSE	84	14990	15410	B		3 C	\$ 9	7%	15%	\$ 112,071	8.50%	\$ -	\$ 1,318,480	\$ 86	\$ 104	\$ 95	\$ 1,456,707
13-25-206-032-0000	13-25-206-032-0000	2624 W BARRY AVE	593	WAREHOUSE	63	10000	6196	A		3 B	\$ 12	5%	15%	\$ 57,538	7.50%	\$ -	\$ 767,168	\$ 124	\$ 138	\$ 131	\$ 811,108
13-25-207-015-0000	13-25-207-015-0000	2450 W BARRY AVE	593	WAREHOUSE	43	25272	8255	A		3 B	\$ 12	5%	15%	\$ 76,658	7.50%	\$ -	\$ 1,022,107	\$ 124	\$ 138	\$ 131	\$ 1,080,648
13-25-207-016-0000	13-25-207-016-0000	2426 W BARRY AVE	593	WAREHOUSE	40	2925	2875	A		3 B	\$ 12	5%	15%	\$ 26,698	7.50%	\$ -	\$ 355,973	\$ 124	\$ 138	\$ 131	\$ 376,361
13-25-207-033-0000	13-25-207-033-0000	2416 W BARRY AVE	593	WAREHOUSE	31	8775	8530	A		3 A	\$ 12	5%	15%	\$ 79,212	6.50%	\$ -	\$ 1,218,642	\$ 143	\$ 138	\$ 140	\$ 1,197,891
13-25-211-008-0000	13-25-211-008-0000	3036 N ELSTON AVE	593	WAREHOUSE	92	4250	1905	A		3 C	\$ 12	5%	15%	\$ 17,690	8.50%	\$ -	\$ 208,121	\$ 109	\$ 138	\$ 124	\$ 235,506
13-25-212-007-0000	13-25-212-007-0000 Thru 13-25-212-009-0000	3021-23 N ELSTON AVE	593	MANUFACTURING	28	9000	8649	A		4 A	\$ 10	5%	15%	\$ 69,841	6.50%	\$ -	\$ 1,074,472	\$ 124	\$ 120	\$ 122	\$ 1,056,176
13-25-212-010-0000	13-25-212-010-0000 13-25-212-011-0000	3013-17 N ELSTON AVE	593	MANUFACTURING	90	9000	8912	A		3 C	\$ 12	5%	15%	\$ 82,759	8.50%	\$ -	\$ 973,636	\$ 109	\$ 138	\$ 124	\$ 1,101,746
13-25-212-013-0000	13-25-212-013-0000	3032 N ROCKWELL ST	593	WAREHOUSE	93	15963	30310	B		3 C	\$ 9	7%	15%	\$ 220,433	8.50%	\$ -	\$ 2,593,324	\$ 86	\$ 104	\$ 95	\$ 2,865,204
13-25-212-014-0000	13-25-212-014-0000	3027 N ELSTON AVE	593	WAREHOUSE	53	17800	17248	B		3 B	\$ 9	7%	15%	\$ 125,438	7.50%	\$ -	\$ 1,672,504	\$ 97	\$ 104	\$ 100	\$ 1,728,836
13-25-213-003-0000	13-25-213-003-0000	3047 N ROCKWELL	593	WAREHOUSE	95	7500	7500	A		3 C	\$ 12	5%	15%	\$ 69,647	8.50%	\$ -	\$ 819,375	\$ 109	\$ 138	\$ 124	\$ 927,188
13-25-213-004-0000	13-25-213-004-0000	3041 N ROCKWELL ST	593	MANUFACTURING	94	7500	7500	A		3 C	\$ 12	5%	15%	\$ 69,647	8.50%	\$ -	\$ 819,375	\$ 109	\$ 138	\$ 124	\$ 927,188
13-25-213-005-0000	13-25-213-005-0000	3033 N ROCKWELL ST	593	MANUFACTURING	72	3750	3750	A		3 B	\$ 12	5%	15%	\$ 34,823	7.50%	\$ -	\$ 464,313	\$ 124	\$ 138	\$ 131	\$ 490,906
13-25-213-006-0000	13-25-213-006-0000	3035 N ROCKWELL ST	593	MANUFACTURING	94	7500	7500	A		3 C	\$ 12	5%	15%	\$ 69,647	8.50%	\$ -	\$ 819,375	\$ 109	\$ 138	\$ 124	\$ 927,188
13-25-213-007-0000	13-25-213-007-0000, 13-25-213-009-0000	3017-29 N ROCKWELL ST	593	MANUFACTURING	72	27392	22127	B		3 B	\$ 9	7%	15%	\$ 160,921	7.50%	\$ -	\$ 2,145,611	\$ 97	\$ 104	\$ 100	\$ 2,217,878
13-25-213-012-0000	13-25-213-012-0000	3001 N ROCKWELL ST	593	MANUFACTURING	71	94473	102095	E		3 B	\$ 6	6%	15%	\$ 515,955	7.50%	\$ -	\$ 6,879,399	\$ 67	\$ 46	\$ 57	\$ 5,787,885
13-25-213-014-0000	13-25-213-014-0000, 13-25-213-016-0000	3023-27 N ROCKWELLST	593	MANUFACTURING	67	42950	22310	B		3 B	\$ 9	7%	15%	\$ 162,252	7.50%	\$ -	\$ 2,163,356	\$ 97	\$ 104	\$ 100	\$ 2,236,221

Find inputs for individual properties and more information at cookcountyassessor.com/valuation-reports

Commercial Property Calculations

Appeal Review Process

- On appeal (second pass), the CCAO assesses property based on information provided by the petitioner and implements the most appropriate approach to value or approaches to value.
 - Owner-User Properties: Typically the Sales Comparison Approach
 - CCAO researches to find the most comparable sales (Price/Building SF)
 - Leased Properties: Income Approach
- Appeals are the mechanism to inform the CCAO on how our initial market value (mass appraisal) is incorrect for your specific property.
- Appeals are also when vacancy reductions are applied for properties that qualify.

Commercial Vacancy Policy

Takes into consideration good-faith efforts to lease/rent property while encouraging economic development.

Example calculation:

Current assessed value of the building for a subject property is \$1,000,000.

Total Rentable Area in Building	100,000 s.f.
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Weighted Occupancy for 2019	50%
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Weighted Percentage Vacancy for 2019	50%
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Commercial Vacancy Policy

What is it?

How a property can appeal its assessment based on a building being partially or completely vacant

What does it say?

A commercial property can only receive a reduction in assessed value for vacancy if they document the vacancy (photos, utility bills, etc.)

How much of a reduction can a property receive?

Half of the claimed vacancy

For example:

- Let's say a property is 50% vacant
- Only 25% of the vacancy can be received in an appeal

Commercial Vacancy Policy

How does this benefit other property owners?

- Encourages more economic development
- Adds more value to the tax base which can reduce overall tax rates
- Spreads out the overall tax burden so less of it falls on residents

Commercial property incentives

Stimulates economic development by temporarily reducing assessment class from 25% to 10%

- Class 6b (Industrial Development)
- Class 7a, 7b, and 7c (Commercial Development)
- Class 8 (Industrial and Commercial)
- Class 9 (Affordable Multifamily Rental Housing)

Real Property Income and Expense (RPIE)

RPIE collects data to create commercial assessments that reflect local conditions.

What data we look for

Income from real property

- IRS Schedule E
- IRS Form 8825
- Income & Expense statement
- Motel/Hotel income & expense
- Lease document
- Or: manual entry

Physical building characteristics

- Size, parking spaces
- Elevators and other building amenities
- Ramp-up period?
- Obsolete?

Inventory of spaces in a building

- Rooms, bedrooms, and other features.
- Lease dates and amounts
- Vacancy
- Concessions
- Rent forgiveness
- Owner occupancy

RPIE: Real Property Income & Expense

Filing In Progress

Affordable Housing

Associated PI

Reason for filing

Filing Details

Parties

Review and Submit

Add a building

The Not
118 N Cla
chicago, 6

Do you own
☒ Yes
☐ No

If this is a new building
Select

Is this a state
☐ Yes
☐ No

UNIT	MONTHS VACANT DURING PRIOR 12 MONTHS	VACANT ON DATE OF SUBMISSION?	AFFORDABLE / SUBSIDIZED	GARDEN APARTMENT	OWNER OCCUPIED ON DATE OF SUBMISSION?	BEDR	
1A	2- <4 months ▾	No ▾	No ▾	No ▾	No ▾		Save Cancel

< 1 >

UNIT	MONTHS VACANT DURING PRIOR 12 MONTHS	VANCANT ON DATE OF SUBMISSION?	OWNER OCCUPIED ON DATE OF SUBMISSION?	SQUARE FEET	LEASE TYPE	USE
206	6 - <8 months ▾	Yes ▾	No ▾	2600	Triple Net ▾	Offi

Fairness and accuracy leads to more predictability and more investment.