

**MCHENRY COUNTY BOARD OF REVIEW  
 ADMINISTRATION BUILDING – SUITE 106  
 NORTH OF COURTHOUSE COMPLEX  
 2200 N SEMINARY AVE. WOODSTOCK IL 60098-2698  
 TELEPHONE: (815) 334-4290**

BOR DOCKET NO.:	_____
100K?	_____
RECEIVED BY:	_____
DOCKETED BY:	_____

**COMMERCIAL ASSESSMENT APPEAL FOR 2015 ASSESSMENT YEAR**

**Property Index Number:** \_\_\_\_\_ (enter 10 digit number)  
**Property Address:** \_\_\_\_\_  
 Address City Zip

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Appellant's Name \_\_\_\_\_ Attorney or Agent for Appellant \_\_\_\_\_  
 Mail To \_\_\_\_\_ Address \_\_\_\_\_  
 City Zip Code City Zip Code  
 Telephone E-Mail Telephone E-Mail

**Do you own contiguous or multiple parcels?**  YES  NO

**PLEASE SELECT THE TYPE OF HEARING YOU WOULD LIKE:**

If neither box is checked or if both boxes are checked, the Board of Review will **NOT** schedule a hearing.

- I would like the Board of Review to make its decision based on the evidence provided (no oral hearing necessary).  
 I would like to present my case in person at a hearing. (Note: Location, date, and time will be determined by the Board of Review. Due to time restrictions the hearing date and time cannot be rescheduled)

WAS A BOARD OF REVIEW APPEAL FILED IN THE PRIOR YEAR?  YES  NO  
 ARE THERE ANY OUTSTANDING PROPERTY TAX APPEAL BOARD APPEALS ON THIS PARCEL?  YES  NO  
 IF SO, FOR WHAT YEAR(S)? \_\_\_\_\_

**This appeal is based on (You must check one or more boxes.):**  Comparable Assessments  Comparable Sales  
 Recent Sale of Subject  Recent Construction Costs  Recent Appraisal (must accompany appeal)  Matter of Law

**THE "APPELLANT'S ESTIMATE OF VALUE" MUST BE COMPLETED IN ORDER TO PROCESS THE APPEAL!**

	Farm Land	Farm Bldgs.	Urban Land	Urban Bldgs	Total
<b>2015 Equalized Assessed Value</b>					
<b>Appellant's Estimate of Value</b>					

Are you requesting a decrease in assessed value of \$100,000 or more?  Yes  No

**Pursuant to 765ILCS 405, all appeals on properties held in a land trust must be accompanied by a letter from the trustee disclosing the names of persons or entities having a beneficial interest in said property. Failure to comply with this provision will result in dismissal of this appeal.**

**NOTE: THE ASSESSOR EVIDENCE IN RESPONSE TO YOUR APPEAL WILL BE POSTED ON THE ASSESSMENTS PAGE OF THE COUNTY'S WEBSITE WHEN IT BECOMES AVAILABLE.**

**Electronic Consent**

**Note: Can be executed by owner or an attorney or agent for the owner.**

- By checking this box, I do solemnly confirm that, to the best of my knowledge, the statements and facts set forth in the foregoing appeal are true and correct. Additionally, the owner or party affirms he/she has read and agrees to follow the 2015 Board of Review Rules, which can be found at:

<https://www.co.mchenry.il.us/county-government/departments-a-i/assessments/forms-and-rules>

**DATE:** \_\_\_\_\_

**COMMERCIAL ATTACHMENT TO MCHENRY COUNTY APPEAL FORM**

An appraisal establishing the market value of the subject property under appeal as of the assessment date may also be submitted in place of completion of this section. **(If a hearing is held for this appeal, the McHenry County Board of Review will be better able to judge the weight and credibility of the appraisal if your appraiser testifies in person.)**

Evidence of recent sales of property comparable to the subject property, including the dates of sales, the prices paid, and a property record card or description of each sale showing how it compares to the subject property may also be submitted.

Evidence of assessments of property similar to the subject property, including current assessment of each property, the property record card for each property, or description of each property demonstrating its comparability to the subject property may also be submitted.

**Provide at least three comparables. All comparables should be similar to the subject in size design, age, amenities, and location. Photographs of the comparables should be submitted.**

	<b>Subject Property</b>	<b>Comparable #1</b>	<b>Comparable #2</b>	<b>Comparable #3</b>
Property Index Number (P.I.N.)				
Address				
Proximity to Subject				
Total Land Sq. Ft.				
Total Building Sq. Ft.				
Age of Building(s)				
Land-to-Building Ratio				
Number of Buildings				
Number of stories				
Number of Apartments				
Apartment Mix				
Exterior Construction				
Sprinkler System				
Office Space Sq. Ft.				
Warehouse Sq. Ft.				
Date of Sale				
Sale Price				
Net Operating Income (N.O.I.)*				
Sale Price / Sq. Ft. (Sales Price / Impr. Sq. Ft.)				
Land Assessment				
Improvement Assessment				
Total Assessment				
Impr. Assessment per Sq. Ft. (Impr. Sq. Ft. Assessment / Impr. Sq. Ft.)				

\* - **Income and expense detail from subject property should be included separately.**

**THIS FORM MUST BE ACCOMPANIED BY AN OFFICIAL MCHENRY COUNTY APPEAL FORM**