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

BOR DOCKET NO.:	
100K?	
RECEIVED BY:	
DOCKETED BY:	✔
SCANNED BY:	✔

COMMERCIAL ASSESSMENT APPEAL FOR 2020 ASSESSMENT YEAR

Property Index Number: _____ (**enter 10 digit number – *without* dashes**)

Property Address: _____

Address City Zip

Appellant's Name

Mail To

City IL Zip Code

Telephone E-Mail

Attorney or Agent Name

Firm Name

Complete Address

Telephone E-Mail

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

If YES, how many? _____. If you have any contiguous parcels you must file a PARCEL ADDENDUM FORM even if no changes are requested.

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)**

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 Bldg	Urban Land	Urban Bldg	Total
2020 Equalized Assessed Value					
Appellant's Estimate of Assessed Value					
				Difference:	

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

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.

OATH:

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.

OWNER'S SIGNATURE: _____ **DATE:** _____

By signing, the owner affirms he/she has read and agrees to follow the 2020 Board of Review Rules, which can be found at https://www.mchenrycountyil.gov/appeals

If an owner is represented by an attorney or agent, both the owner's signature and attorney/agent's signature are required on this form. Having owner and attorney/agent signature's on this form grants authority to the attorney/agent to represent the owner.

ATTORNEY/AGENT'S SIGNATURE: _____ **DATE:** _____

We encourage you to check and review your submission at: http://publicrecords.co.mchenry.il.us/pa_assessments/
Please allow 72 hours for uploading to the website.

Revised 4/24/2020

PARCEL ADDENDUM FORM

Property Index Number: _____

Docket Number: _____ **(OFFICE USE ONLY)**

	Farm Land	Farm Bldg.	Urban Land	Urban Bldg	Total
2020 Equalized Assessed Value					
Appellant's Estimate of Value					
				DIFFERENCE:	

Property Index Number: _____

Docket Number: _____ **(OFFICE USE ONLY)**

	Farm Land	Farm Bldg.	Urban Land	Urban Bldg	Total
2020 Equalized Assessed Value					
Appellant's Estimate of Value					
				DIFFERENCE:	

Property Index Number: _____

Docket Number: _____ **(OFFICE USE ONLY)**

	Farm Land	Farm Bldg.	Urban Land	Urban Bldg	Total
2020 Equalized Assessed Value					
Appellant's Estimate of Value					
				DIFFERENCE:	

Property Index Number: _____

Docket Number: _____ **(OFFICE USE ONLY)**

	Farm Land	Farm Bldg.	Urban Land	Urban Bldg	Total
2020 Equalized Assessed Value					
Appellant's Estimate of Value					
				DIFFERENCE:	

Property Index Number: _____

Docket Number: _____ **(OFFICE USE ONLY)**

	Farm Land	Farm Bldg.	Urban Land	Urban Bldg	Total
2020 Equalized Assessed Value					
Appellant's Estimate of Value					
				DIFFERENCE:	

COMMERCIAL ATTACHMENT TO MCHENRY COUNTY APPEAL FORM

Owner of Record: _____ **PIN :** _____

If you are submitting an appraisal, this grid sheet doesn't need to be completed unless you are submitting comparables in addition to your appraisal.

To complete this form, please review the Board of Review rules and How To File An Appeal instructions included with this packet and available on line at:

https://www.mchenrycountyil.gov/county-government/departments-a-i/assessments/forms-and-rules

Note: This comparable grid sheet must be filled out entirely. Provide at least 3 comparables.

	Subject	Comparable #1	Comparable #2	Comparable #3	Comparable #4
Property Index Number (P.I.N)					
Street 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 (NOI)*					
Sales Price/ Sq.Ft. *(Sales Price/ Impr.Sq. Ft.)*					
Land Assessment					
Improvement Assessment					
Total Assessment					
Improvement Assessment per Sq. Ft. *(Impr. Assmt / Living Area (Sq. Ft.))*					

* Income and Expense detail from subject property should be included separately

THIS FORM MUST BE ACCOMPANIED BY AN OFFICAL MCHENRY COUNTY APPEAL FORM

Revised 4/24/2020