

FRANKFORT TOWNSHIP ASSESSOR
Joseph N. Kral, C.I.A.O.

11000 W. Lincoln Hwy.
 Frankfort, Illinois 60423
 815-464-3180 Phone
 815-464-3182 Fax

www.frankfortassessor.com

Last Three Years - Income & Expense Analysis

PIN: _____ **Subject Property Address:** _____

	20	20	20	YTD	Annualized	Stabilized
INCOME						
Vacancy & Loss						
Expenses						
Utilities						
Repairs						
Professional Fees						
Mgmt.Fees/Salaries						
Independent Vendors						
Miscellaneous						
Reserves						
NET OPERATING INCOME						
Cap & Load						
FAIR MARKET VALUE						
ASSESSED VALUATION						

Note 1: Attach rent roll and vacancy affidavit with this form.
Note 2: Attach 3 years of Schedule E's with this affidavit
Note 3: Please submit copies of any new or prior appraisals relative to the subject

STATE OF ILLINOIS
 COUNTY OF WILL

I, _____, being first duly sworn, state that I am an owner, partner and/or joint venturer, of _____ the entity that is liable for the real estate taxes for the year 2024 relating to the real estate which is the subject of the above property index number and have personal knowledge of the

____ 1. That a Federal Income Tax return has not been filed for the year 2024, but there has been, or will be, submitted to the taxpayer's preparer an income and expense statement for the year 2023/2024 with reference to this real property which will be incorporated in this taxpayer's 2024 Federal Income Tax return a true and correct copy of which statement is attached hereto and which bears my signature.

-OR-

____ 2. That the taxpayer is the owner of, or liable for, the 2024 real estate taxes on more than one parcel of real estate and that income and expenses for these properties for prior years have been and for 2024, will be, consolidated on taxpayer's federal income tax return; that for years prior to 2024 there have been submitted to the above real estate taxpayer's preparer the income and expense statements relating to this property for incorporation in the taxpayer's federal income tax returns, true and correct copies of which are attached hereto and bear my signature; that there has been or will be submitted to this taxpayer's preparer an income and expense statement relating to this property to be incorporated in the taxpayer's 2024 federal income tax return a true and correct copy of which statement is attached hereto and bears my signature.

(check applicable statement)

Subscribed and sworn to before me,

This _____ day of _____, 20_____

 Notary Public

 Owner