



Patrick

Patrick J. Cullerton
Partner

pcullerton@thompsoncoburn.com

Chicago
D - (312) 580-2223

MY SERVICES

Real Estate
Tax
Real Estate Tax Assessment
Tax Controversy

EDUCATION

Loyola University Chicago, , 1990
Eastern Illinois University, B.A., 1986

ADMISSIONS

Illinois
U.S. District Court Northern District Illinois

overview

Patrick Cullerton practices in the Real Estate Tax Assessment group, representing clients in every aspect of obtaining the lowest real estate tax liability allowed by law.

He has extensive experience in conducting hearings in court and administrative agencies involving complex real estate tax issues and negotiating with assessing officials. Patrick also assists the firm's clients by providing advice on real estate tax consequences in complex purchase and leasing transactions to avoid overpaying in tax pro-rations.

He also has significant experience in court and administrative adjudication of tax-exempt status for charitable and religious organizations before local Boards of Review and the Illinois Department of Revenue.

Patrick worked with the Chicago Bar Association to convince the Illinois General Assembly to reform the tax appeal provisions of the Illinois Property Tax Code. These reforms granted increased judicial and administrative remedies previously unavailable to Illinois taxpayers.

experience

- Over the past several years, Patrick has represented numerous clients to achieve aggregate market value reductions in excess of \$1 billion, resulting in real estate tax savings in excess of \$100 million.
- Obtaining \$31 million reduction in market value of a single-tenant office complex by demonstrating the difference in the marketplace for such properties compared to multi-tenant properties, resulting in tax savings in excess of \$2 million.
- Won an appeal after a lengthy contested hearing, resulting in market value reduction of a truck terminal over \$2 million, resulting in over \$900,000 in tax savings.
- Representation in a \$220 million acquisition of a hospital group, resulting in less than \$40 million allocation to taxable real estate.
- Successful representation of more than 20 million square feet of manufacturing and warehousing space, resulting in tax savings in excess of \$50 million.
- Successful representation of full- and limited-service hotels representing more than 4,500 rooms, resulting in tax savings in excess of \$10 million.
- Successful representation of more than 250 apartment buildings comprising more than 7,000 units, resulting in tax savings in excess of \$15 million.
- Successful representation of charitable and religious institutions in achieving tax exempt status.

- Successful representation in obtaining tax incentives for industrial properties, resulting in tax incentives in excess of \$12 million.

affiliations

- Chicago Bar Association
 - Chairman Tax Assessment Sub-committee, 2006-2007
 - Legislative Liaison, 2005-2006
- Institute of Professionals in Taxation

recognitions

- Listed in Illinois Super Lawyers (by Thomson Reuters), 2009-2015