

\$100,000

McLean County  
BOARD OF REVIEW

PO Box 2400  
Bloomington, IL 61701 (309) 888-5130  
website: www.mcleancoil.gov

Non-Farm Property Assessment Complaint

Docket # 10-385

Who should complete this form?

You should complete this form if you object to the assessment for your non-farm property and wish to request a hearing before the Board of Review. You must file the original complaint form and two copies with the Board of Review at the address shown below. Contact your Chief County Assessment Officer (CCAO) to obtain the filing deadline for this complaint. See the back of this form for information regarding property assessment appeals. NOTE: Attach any evidence, in triplicate, that supports your complaint.

Step 1: Complete the following information

1 Heartland Community College on behalf  
Property Owner's Name of Normal Professional  
Baseball, LLC  
Street Address 1500 West Raab Road  
Normal, IL 61761  
City State Zip

4 Write the Property Index Number (PIN) of the property for which you are filing this complaint. Your PIN is listed on your property tax bill or you may obtain it from your CCAO.  
Property Index Number: 14-17-400-004  
Acres: 26.797  
Township: Normal

RECEIVED  
OCT 18 2010

2 Send notice to (if different from above)  
Property Owner's Name  
Street Address  
City State Zip

SUPERVISOR OF ASSESSMENTS  
5 Write the street address of the property, if different than the address in Step 1.  
1000 West Raab Road  
Street Address  
Normal IL  
City State

3 Assessment Year for which you are filing this complaint 2010

6 What is your opinion of market value on January 1, 2010? \$0 Facility was under construction

7 Purchase date Purchase price \$  
Note: If recent sale, attach copy of real estate transfer declaration or settlement sheets.

8 Construction Completion Date 5/31/2010 Construction cost \$ 8,958,000 Land cost \$0

9 Improvements since purchase Date completed  
Did you do the work yourself? How Much

❖ MARKET VALUE DIVIDED BY 3 EQUALS ASSESSED VALUE (example: 90,000 / 3 = 30,000)

Step 2: Assessed values of the non-farm property

10 Write the assessed values of the non-farm property as of January 1, 2010.  
a Land/lot or farm homesite \$346,667  
b Non-farm buildings \$1,817,333  
c Total \$2,164,000

11 Write the amounts you estimate to be the correct assessed values of this property as of January 1, 2010.  
a Land/lot or farm homesite 0  
b Non-farm buildings 0  
c Total 0

NOTE: Pages 1 & 2 must be filled out completely and submitted to the Board of Review at the address listed below

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Step 3: Supporting evidence

- 12 To prove market value you may: (1) submit an appraisal, (2) submit comparable sales, (3) if new, submit proof of construction costs or (4) if INCOME PROPERTY, submit operating statement for last three years.
- 13 If you feel the property is over assessed in relation to other assessments, list below:

	Land	Improvement	Total
1			
	Parcel Number	Assessed Values	
	Property Address: Street	City	
2			
	Parcel Number	Assessed Values	
	Property Address: Street	City	
3			
	Parcel Number	Assessed Values	
	Property Address: Street	City	

Step 4: Reasons for objecting to the assessment

- 14 Why do you feel your assessment is incorrect?

U.S. Cellular Coliseum located in Bloomington, Illinois, and owned by the City of Bloomington, is tax exempt even though it is operated as a for-profit venue.

- 15 Write any additional information that may be useful to the Board of Review in hearing this complaint. (may attach separate sheet if needed)

See attached sheet.

Step 5: Signature

I request a hearing on the facts in this complaint so that a fair and equitable assessment of the property may be determined.

 / 

Property owner's or authorized attorney's signature

10/18/2010

Date

Robert D. Widmer / Steve Malliet

Printed name

309-268-8106 / 309-451-3444

Daytime Phone

McLEAN COUNTY  
BOARD OF REVIEW  
14-17-400-004  
Additional Page

15. Heartland Community College (HCC) owns the property, and Normal Professional Baseball, LLC (NPB) owns and operates the stadium.

Consistent with terms of the License Agreement among HCC, NPB, and the Town of Normal, HCC uses the stadium a considerable majority of the time throughout the year.

Construction of the stadium and other property improvements was not completed until 5/31/2010.