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OCT 17 2011

SUPERVISOR OF ASSESSMENTS

McLean County BOARD OF REVIEW

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

Non-Farm Property Assessment Complaint

Docket # 11-500

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 of Normal Professional Baseball, LLC
Property Owner's Name
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

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

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 your are filing this complaint 2011

5A. Is there an active PTAB (State of Illinois Property Tax Appeal Board) filing for this property? Yes No
If yes, which year(s)?

6 What is your opinion of market value on January 1, 2011? \$1,600,002

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, 2011. These are in column 3 of your PTAX-228 Form.
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, 2011.
a Land/lot or farm homesite 346,667
b Non-farm buildings 186,667
c Total 533,334

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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:

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

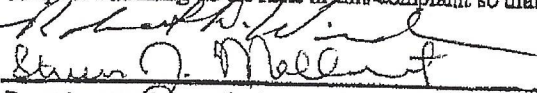
The building has no value because it could not be sold by Normal Professional Baseball, LLC, that owns and operates the facility. Therefore, the building and site improvements should only be assessed at salvage value of \$560,000.

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

Normal Professional Baseball, LLC, does not own the land, and the facility will likely be given to the College once its debt is retired.

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

Robert D. Widmer

Steve Malliet

Printed name

10/14/2011

Date

309-268-8106 / 309-451-3444
Daytime Phone

309-838-3455 / 636-293-4192

Cell Phone rob.widmer@heartland.edu
smalliet@normalbaseball.com

E-Mail