

McLean County
BOARD OF REVIEW
 PO Box 2400
 Bloomington, IL 61701 (309) 888-5130
 website: www.mcleancoil.gov

\$100,000

Non-Farm Property Assessment Complaint

Docket # 12-772

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 **4** Write the Property Index Number (PIN) of the property for
 Property Owner's Name Normal Professional Baseball, LLC which you are filing this complaint. Your PIN is listed on
1500 West Raab Road your property tax bill or you may obtain it from your CCAO.
 Street Address Property Index Number: 14-17-400-004
Normal IL 61761 Acres: 26.797
 City State Zip 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.

100 West Raab Road
 Street Address
Normal IL
 City State

3 Assessment Year for which you are filing this complaint 2012

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, 2012? \$ 1,009,782

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, 2012. These are in column 3 of your PTAX-228 Form.
 a Land/lot or farm homesite \$ 346,667
 b Non-farm buildings \$1,491,429
 c Total \$1,838,096

11 Write the amounts you estimate to be the correct assessed values of this property as of January 1, 2012.
 a Land/lot or farm homesite \$0
 b Non-farm buildings \$336,594
 c Total \$336,594

RECEIVED

OCT 29 2012
 SUPERVISOR OF ASSESSMENTS

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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	<u>12-01-101-017</u> <i>Parcel Number</i>	Land _____	Improvement _____	Total \$414,831
			<i>Assessed Values</i>	
	Property Address: Street <u>4503 Interstate Blvd.</u>		City <u>Loves Park, IL</u>	
			<u>Winnebago County</u>	
2	_____	Land _____	Improvement _____	Total _____
	<i>Parcel Number</i>		<i>Assessed Values</i>	
	Property Address: Street _____		City _____	
3	_____	Land _____	Improvement _____	Total _____
	<i>Parcel Number</i>		<i>Assessed Values</i>	
	Property Address: Street _____		City _____	

Step 4: Reasons for objecting to the assessment

- 14 Why do you feel your assessment is incorrect?

Land - The land is owned by the College and offers no marketable value.


Improvements/Non-farm buildings - Value assessed is in excess of true fair market value

- 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.


Steven J. Malliet

Property owner's or authorized attorney's signature

Robert D. Widmer 10/22/2012

Steven J. Malliet 10/22/2012

Printed name

Date

(309) 268-8106

(309) 451-3444

Daytime Phone (309) 838-3455

(309) 533-1160

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

E-Mail

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Non-Farm Property Assessment Complaint

Property Index Number: 14-17-400-004

Step 4: Reasons for objecting to the assessment

Item #15: Write any additional information that may be useful to the Board of Review in hearing this complaint.

The minor league ballpark of the Rockford River Hawks located in Loves Park, Illinois and privately financed and owned by the Rockford team, had a 2011 assessed value of \$414,483 (FMV = \$1,244,493). The Rockford team also owns the land on which the stadium was built in contrast to the subject property. The Rockford/Loves Park stadium was constructed for use in 2006 and is considered a very viable comparison with the Normal stadium.

Taking into account the argument that the land for the subject McLean County parcel has no marketable value, the opinion of assessed value of the Normal stadium is \$336,594 (FMV = \$1,009,782).



Winnebago County

County Treasurer

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[Supervisor of Assessments](#)
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Parcel Tax Details for Parcel Number 12-01-101-017

[View Property via WinGIS](#)

[View Property Sales Data, Structural Information & Building Permit History via Rockford Township Assessor](#)

[Click Here to Pay by Credit Card or Online Check](#)

Please choose the tax year you would like to view details for:

2011

Tax Payment Information 2011 taxes payable in 2012

Owner Address

ROCKFORD RIVER HAWKS STADIUM LLC
4503 INTERSTATE BLVD
LOVES PARK, IL 61111

Taxbill Address

ROCKFORD RIVER HAWKS STADIUM LLC
4503 INTERSTATE BLVD
LOVES PARK, IL 61111

----- First Installment -----

Due Date: 6/15/2012
Amount: 20077.68
Penalty: 0.00
Cost: 0.00
Total Due: 20077.68
Paid: 20077.68 Date: 6/11/2012
By: ONLINE CHECK

----- Second Installment -----

Due Date: 9/7/2012
Amount: 20077.68
Penalty: 0.00
Cost: 0.00
Total Due: 20077.68
Paid: 20077.68 Date: 8/21/2012
By: online check

Tax Calculation

Description		Amount
Board of Review Assessed Value		414831
Township Equalization Factor	x	1.0000
Board of Review Equalized Value	=	414831
Home Improvement Exemption	-	0

Disabled Veteran Exemption	-	0
Department of Revenue Assessed Value	=	414831
County Multiplier	x	1.0168
Revised Equalized Value	=	421800
Senior Freeze Exemption	-	0
FAF/VAF Exemption	-	0
Owner Occupied Exemption	-	0
Over 65 Exemption	-	0
New Disabled or Veteran Exemption	-	0
Returning Veteran Exemption	-	0
Taxable Value	=	421800
Tax Rate for Tax Code 008	x	9.5200
Calculated Tax	=	\$40155.36
Non Ad Valorem -	+	\$0.00
Abatements	-	\$0.00
TOTAL TAX DUE:	=	\$40155.36
Fair Market Value: 1244493		1977 Equalized Value: 0

Taxing Bodies and Rates		
Taxing Body	Rate	Tax
WINNEBAGO COUNTY	0.8676	\$3659.54
FOREST PRESERVE	0.0956	\$403.24
ROCKFORD TOWNSHIP	0.1119	\$471.99
LOVES PARK CITY	0.0000	\$0.00
ROCKFORD PARK DISTRICT	0.8432	\$3556.62
ROCK RIVER WATER REC	0.1469	\$619.62
NORTH SUBURBAN LIBRARY	0.2426	\$1023.29
GREATER RKFD AIRPORT	0.0937	\$395.23
ROCKFORD SCHOOL DIST 205	6.5595	\$27667.97
COMMUNITY COLLEGE 511	0.4541	\$1915.39
ROCKFORD TWSP ROAD	0.1049	\$442.47
***** End of Real Estate Tax Information *****		

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