McLean County **BOARD OF REVIEW**

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

	Non-Farm Property Assessment Complaint			ıt	Docket#	12	フフフ
Who should complete this form?							
You sl	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	Board of Review. You must file the original complaint form and two copies with the Board of Review at the address shown below.						
Contac	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:						
inform	information regarding property assessment appeals. NOTE: Attach any evidence, in triplicate, that supports your complaint.						
Step 1:	Step 1: Complete the following information						
1	1 Heartland Community College on behalf of A Water Day of A						
	Troporty Owner a realist	TANTE TIOTER	ional Base	ball, which you are fi	ling this complaint	PIN) of the	property for
	1500 West Raa	b Road	LLC	your property ta	x bill or you may o	tour PIN i	is listed on
	Street Address			Propert	y Index Number: 1		O_OOK
	Normal	IL	61761		Acres: 2		5-004
	City	State Zip			Township: 1		
2	Send notice to (if di	fferent from above)		5 Write the street at the address in Sto	address of the prope		ent than
	Property Owner's Name			100 West Ra			
			The state of the s	Street Address			
	Street Address			Normal Normal	IL		
	City	State Zip		City	St	ate	
	•	оше 21р		5A Ic there on active	DTAD (C)		50000
3	Assessment Year for which your are filing			5A Is there an active PTAB (State of Illinois Property Tax Appeal Board) filing for this property? Yes No			
	this complaint	2012	3	If yes, which year	r(s)?	_ res	No
Citizen and Citizen						<u> </u>	*
6 W	hat is your opinion of n	arket value on Januar	y 1, 2012?	\$ 1,009,782			

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

How Much

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.

Non-Farm Property Assessment Complaint

- a Land/lot or farm homesite \$ 346,667
- b Non-farm buildings c Total

7 Purchase date

8 Construction Completion Date

9 Improvements since purchase

Did you do the work yourself?

- \$1,491,429 \$1,838,096
- 11 Write the amounts you estimate to be the correct assessed values of this property as of January 1, 2012.

Date completed

- a Land/lot or farm homesite
- b Non-farm buildings

\$ 1,009,782

Purchase price \$

Construction cost

\$336,594

c Total

\$336,594

PTAX-230 Page 1 of 4 (Amended by BOR 02/11)

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

Note: If recent sale, attach copy of real estate transfer declaration or settlement sheets.

5/31/2010

SUPERVISOR OF ASSESSMENTS

\$ 8,958,000 Land cost \$0

McLean County BOARD OF REVIEW

PO Box 2400 Bloomington, IL 61701 (309) 888-5130

	Website: www.mcle	ancoil.gov	
Step 3: Supporting evidence			
12 To prove market value you may: (1)) submit an annraisal (2) sub	mit comparable sales (2) :s	1.
CONSTRUCTION COSTS OF (4) IT TIACOM	E PROPERTY, submit operati	no statement for last there	mit proof of
13 If you feel the property is over assess	sed in relation to other assessm	nents, list below:	
1 12-01-101-017		The state of the s	officers with the state of the last of the last of the second control of the last of the l
Parcel Number	Land	Improvement	Total \$414,831
		Assessed Values	
Property Address: Street 4503	3 Interstate Blvd.	City Loves Park,	ш
Territoria.			The state of the s
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2	Land	T	en a. Li i in lord de cirk madel por (1 i bena lorde por 1973) de (1 i dimensulde, al cole) (1 des roum) de glocurs de 1904 a vorm
2Parcel Number	Land	Improvement Assessed Values	Total
- Carlonnan		Assessed values	
Property Address: Street		City	E 1.
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3	Land	Improvement	TO 1
Parcel Number		Assessed Values	Total
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		en andere and an annual contract presents of the foreign of the present of the pr	# THE PROPERTY OF THE PROPERTY
tep 4: Reasons for objecting to the asse			
14 Why do you feel your assessment is in			
		offers no marketable va	
Improvements/Non-farm bu	ildings – Value ass	essed is in excess of tr	ue fair market val
15 Write any additional information that	manula Cl / al Yo I o		
15 Write any additional information that See attached sheet.	may be useful to the Board of	Review in hearing this complaint. (may	attach separate sheet if needed)
bee attached Sheet.			
· · · · · · · · · · · · · · · · · · ·			
ep 5: Signature			
I request a hearing on the facts in this	complaint so that a fair and eo	nitable accessment of the	
Al Jeh-les			
80 M. 00 - A		(309) 268-8106	
Property owner's or authorized attorne	v's signature	(309) 451–3444	
Robert D. Widmer		Daytime Phone (30	9) 838-3455 9) 533-1160
Steven J. Malliet	10/22/2012 10/22/2012		
Printed name	Date	- Cell Phone rob.wi	dmer@heartland.edu
	Date	smallie E-Mail	t@normalbaseball.co
	5	r-Mail	

PTAX-230 Page 2 of 4 (Amended by BOR 02/11)

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

Mail completed form to: McLean County Roard of Daving DO Dog 2466 Di ...

McLean County BOARD OF REVIEW 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 Tounty T

Treasurer Home Page Supervisor of Assessments

Search Again

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 <u>Assessor</u>

Click Here to Pay by Credit Card or Online Check

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

Tax Payment Information 2011 taxes payable in 2012

Owner 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

Taxbill Address

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

---- 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 Х 1.0000 Board of Review Equalized Value 414831 Home Improvement Exemption 0

http://treasurer.wincoil.us/TaxRecord.asnx?PIN=12-01-101-017

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

Taxing Bodies and Rates					
Taxing Body	Rate				
WINNEBAGO COUNTY		Тах			
FOREST PRESERVE	0.8676	\$3659.54			
ROCKFORD TOWNSHIP	0.0956	\$403.24			
	0.1119	\$471.99			
LOVES PARK CITY	0.0000	\$0.00			
ROCKFORD PARK DISTRICT	0.8432	\$3556.62			
ROCK RIVER WATER REC	0.1469	1 1 1000			
NORTH SUBURBAN LIBRARY		\$619.62			
GREATER RKFD AIRPORT	0.2426	\$1023.29			
ROCKFORD SCHOOL DIST 205	0.0937	\$395.23			
	6.5595	\$27667.97			
COMMUNITY COLLEGE 511	0.4541	\$1915.39			
ROCKFORD TWSP ROAD	0.1049				
******* End of Real Estate Tax Information ********					

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Search Again