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Board of Review

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10-01-2025



McLean County
ILLINOIS

Board of Review

(309) 888-5132

boardofreview@mcleancountyil.gov

115 E Washington St

Bloomington, IL 61702-2400

mcleancountyil.gov

PTAX-230 Non-Farm Property Assessment Complaint

Who should complete this form?

Complete this form if you object to the assessment for your non-farm property and reserve your right to a hearing before the board of review. Contact our office to obtain the filing deadline for this complaint. You can also find the filing deadline online at: mcleancountyil.gov/109/Filing-an-Assessment-Complaint

OFFICE USE ONLY

Docket #: 25-443

100K: ☒ Yes ☐ No

Step 1: Complete the property information you are filing this complaint for

1 Rivian

Property Owner's Name

100 N Rivian Mtwy

Mailing address

Normal IL 61761

City State ZIP

2

Notice Mailing Name if different than Number 1

Mailing address

City State ZIP

3 Write the Property/Parcel Index Number (PIN) of the property you are filing this complaint for.

This is the 10 digit number listed on your assessment notice/postcard.

PLEASE SEE ADDENDUM

4 100 N Rivian Mtwy

Site address / Physical Location

Normal IL 61761

City State ZIP

Step 2: Check the reason(s) for which you are objecting to the assessment

Note: This is not an objection to your tax bill.

5a ☐ Property was assessed twice for the current assessment year.

5b ☐ The assessment is ☐ lower ☐ higher than the assessment of comparable properties in this township.

Note: You should use the comparable sales/uniformity grid on page 3 if you check box 5b.

5c ☐ Property was exempt on January 1st of the current assessment year.

5d ☐ Improvement/Building was not taxable on the valuation date.

5e ☐ Other (recent sale, incorrect assessor data, condition issue, etc.)

Extension Requested (7 Business Days)

Step 3: Assessed values of non-farm property (current & requested)

Note: The assessed value is for the current assessment year open for the Board of Review as found on your current assessment notice or found on the McLean County Property Tax Inquiry for the current year.

(Example: if filing for 2025, make sure "Tax Year" shows 2025 (Payable 2026))

6 Write the current year assessed values as found in column 3 of your PTAX-228 Form or the S of A Equalized line on the Property Tax Inquiry Website.

a Land/Lot or farm homesite 3149179

b Non-farm buildings / Improvements 172661219

c Total Assessed Value 175810398

7 Write the the amounts you estimate to be the correct assessment value of this property for the current year. (assessment = 1/3 market value)*

a Land/Lot or farm homesite 3149179

b Non-farm buildings / Improvements 68510329

c Total Assessed Value 71659508

*Note: Assessed Value equals 1/3 of market value. (example: 90,000 Market / 3 = 30,000 AV)

Step 4a: Supporting Evidence

Note: Only answer the following questions that are relevant to why you disagree with the current assessment.

8 Purchase date: _____
Purchase price: \$ 0 _____

Note: If using a recent sale within 12 months of January 1st, attach a copy of the real estate transfer declaration or a copy of the settlement sheet(s).

9 Construction Completion Date: _____
Land Cost: \$ 0 _____
Construction Cost: \$ 0 _____

10 Improvements since purchase & date completed: _____

11 Did you do any construction yourself?
☐ Yes ☐ No

If yes, how much? \$ 0 _____

12 What is your opinion of market value for the current assessment year? \$ 215000000 _____

Step 4b: Why do you believe your assessment is incorrect?

Note: Please attach additional page(s) if needed.

To support a claim of unfair assessment, you will need **substantial** evidence. Your evidence may be obtained from the township or county assessment office, from a professional appraiser, or through research. Pertinent evidence for non-farm property may include some or all of the following:

- A copy of the property record card and photograph of the property under appeal
- Copies of the property records card(s) and photograph(s) of similar neighboring properties (**Must** complete Page 3: Comparable Sales/Uniformity Grid)
- A copy of the PTAX-203 Real Estate Transfer Declaration, settlement sheet, deed, or contract for purchase
- An appraisal of the property completed by a certified appraiser
- A list of recent sales of comparable properties (including photographs, property record cards, and evidence of sale price) (**Must** complete Page 3: Comparable Sales/Uniformity Grid)
- Photographs of elements not shown on the property record card that detract from the value of the property with an estimate (in dollars) of the negative effect on the market value
- Proof of construction cost if new
- Income property **must** submit prior three years of income and expense statements

Step 5: Signature

I hereby request the board of review to evaluate the facts in this complaint so that a fair and equitable assessment of the property can be determined with the right to request a hearing if needed.

eSigned via GovOS.com

Property Owner or authorized attorney's signature
Ellen Berkshire

09-29-2025

Date

312-604-3810

Daytime Phone Number

708-372-9690

Cell Phone Number

Printed name

EBERKSHIRE@VERROSBERKSHIRE.COM

Email

Missing Information or Denial Notes from the Board of Review: