



**Grant Township Assessor's Office**  
*Lake County Illinois*

**Lisa M. LaMantia, CIAO**

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November 13, 2023

TO: Lake County Board of Review

FR: Grant Township Assessor's Office

BR Case #: 23024704

Filing ID # 317396

PINS: 05-09-201-003, 05-09-201-019, 05-09-201-020, 05-09-201-021, 05-09-201-024,  
05-09-201-025, 05-09-201-033, 05-09-201-034, 05-09-201-035, 05-09-206-002, 05-09-  
206-006, 05-09-206-007, 05-09-208-008, 05-09-208-009, 05-09-208-012, 05-09-208-013

The subject consists of two related buildings, Ray Chevrolet and Ray Jeep Dodge Ram, and extensive parking area on both sides of Route 12 in Fox Lake, IL. Two accessory buildings were purchased in 2022 and named in our appraisal. This 3,364 sf was not included in the gross building area (54,883 sf) of the appraisal but was considered in the analysis.

Assessor includes Real Property Consultants Appraisal dated November 10, 2023, with a January 1, 2023, valuation range of \$9,050,000 to \$10,875,000. Appraisal reconciles a \$180/sf valuation for this property.

The total 2023 published valuation for the 16 parcels named in appeal was \$9,261,371, or \$168.75/sf.

No change is recommended at this time.

Sincerely,

*Lisa M. LaMantia*

Lisa M. LaMantia, CIAO  
Grant Township Assessor

[LLamantia@granttwpassessor.com](mailto:LLamantia@granttwpassessor.com)

# Ray Chevrolet 2023 Valuation & Appeal Request Summary

Grant Township Assessor

11.13.2023

| PIN           | IMPROVEMENT                                    | 2023<br>APPEAL | 2023<br>PUBLISHED<br>LAND AV | 2023<br>PUBLISHED<br>IMP AV | 2023<br>PUBLISHED<br>TOTAL AV | 2023<br>PUBLISHED<br>TOTAL MV | REQUESTED<br>LAND AV  | REQUESTED<br>IMP AV | REQUESTED<br>TOTAL AV | REQUESTED<br>TOTAL MV | REQUESTED<br>% CHANGE |
|---------------|--|----------------|------------------------------|-----------------------------|-------------------------------|-------------------------------|---|---------------------|-----------------------|-----------------------|-----------------------|
| 05-09-201-003 | Main Building (33,158sf)                       | X              | \$ 87,825                    | \$ 1,187,347                | \$ 1,275,172                  | \$ 3,825,899                  | \$ 87,825   | \$ 487,192          | \$ 575,017            | \$ 1,725,224          | -54.91%               |
| 05-09-201-019 | Paving   | X              | \$ 93,282                    | \$ 7,676                    | \$ 100,958                    | \$ 302,904                    | \$ 93,282   | \$ 3,150            | \$ 96,432             | \$ 289,325            | -4.48%                |
| 05-09-201-020 | Paving   | X              | \$ 54,481                    | \$ 7,676                    | \$ 62,157                     | \$ 186,490                    | \$ 54,481   | \$ 3,150            | \$ 57,631             | \$ 172,910            | -7.28%                |
| 05-09-201-021 | Paving   | X              | \$ 27,239                    | \$ 1,036                    | \$ 28,275                     | \$ 84,833                     | \$ 27,239   | \$ 425              | \$ 27,664             | \$ 83,000             | -2.16%                |
| 05-09-201-024 | Paving   | X              | \$ 189,097                   | \$ 22,479                   | \$ 211,576                    | \$ 634,791                    | \$ 189,097  | \$ 9,224            | \$ 198,321            | \$ 595,023            | -6.26%                |
| 05-09-201-025 | Paving   | X              | \$ 13,606                    | \$ 16,504                   | \$ 30,110                     | \$ 90,339                     | \$ 13,606   | \$ 6,772            | \$ 20,378             | \$ 61,140             | -32.32%               |
| 05-09-201-033 | No building                                    | X              | \$ 108,958                   | \$ -                        | \$ 108,958                    | \$ 326,907                    | \$ 108,958  | \$ -                | \$ 108,958            | \$ 326,907            | 0.00%                 |
| 05-09-201-034 | No building                                    | X              | \$ 16,828                    | \$ -                        | \$ 16,828                     | \$ 50,489                     | \$ 16,828   | \$ -                | \$ 16,828             | \$ 50,489             | 0.00%                 |
| 05-09-201-035 | Main Building (21,725 sf)                      | X              | \$ 54,464                    | \$ 956,147                  | \$ 1,010,611                  | \$ 3,032,136                  | \$ 54,464   | \$ 392,326          | \$ 446,790            | \$ 1,340,504          | -55.79%               |
| 05-09-206-002 | Paving   | X              | \$ 64,746                    | \$ 10,036                   | \$ 74,782                     | \$ 224,368                    | \$ 64,746   | \$ 4,118            | \$ 68,864             | \$ 206,613            | -7.91%                |
| 05-09-206-006 | Paving   | X              | \$ 32,994                    | \$ 5,117                    | \$ 38,111                     | \$ 114,344                    | \$ 32,994   | \$ 2,100            | \$ 35,094             | \$ 105,293            | -7.92%                |
| 05-09-206-007 | Paving   | X              | \$ 33,007                    | \$ 5,117                    | \$ 38,124                     | \$ 114,383                    | \$ 33,007   | \$ 2,100            | \$ 35,107             | \$ 105,332            | -7.91%                |
| 05-09-208-008 | Paving   | X              | \$ 16,508                    | \$ 601                      | \$ 17,109                     | \$ 51,332                     | \$ 16,508   | \$ 247              | \$ 16,755             | \$ 50,270             | -2.07%                |
| 05-09-208-009 | Paving   | X              | \$ 33,017                    | \$ 5,216                    | \$ 38,233                     | \$ 114,710                    | \$ 33,017   | \$ 2,140            | \$ 35,157             | \$ 105,482            | -8.05%                |
| 05-09-208-012 | Vacant   | X              | \$ 16,508                    | \$ -                        | \$ 16,508                     | \$ 49,529                     | \$ 16,508   | \$ -                | \$ 16,508             | \$ 49,529             | 0.00%                 |
| 05-09-208-013 | Paving   | X              | \$ 16,508                    | \$ 2,795                    | \$ 19,303                     | \$ 57,915                     | \$ 16,508   | \$ 1,147            | \$ 17,655             | \$ 52,970             | -8.54%                |
|               | <b>TOTAL 2 MAIN BLDGS.</b>                     |                | \$ 859,068                   | \$ 2,227,747                | \$ 3,086,815                  | \$ 9,261,371                  | \$ 859,068  | \$ 914,091          | \$ 1,773,159          | \$ 5,320,009          | -42.56%               |
|               | <b>54,883 SF</b>                               |                |                              |                             |                               | \$ 168.75                     |   |                     |                       | \$ 96.93              |                       |
|               | <b>3,016 SF</b>                                |                | MEZZANINE NOT INCLUDED       |                             |                               |                               |   |                     |                       |                       |                       |
| 05-09-212-009 | Car Wash & Detailing (2,412 sf)                | NO             | \$ 61,907                    | \$ 46,221                   | \$ 108,128                    | \$ 324,416                    | This sf was not included in the gross building area of the appraisal, but was considered in the analysis. |                     |                       |                       |                       |
| 05-09-212-019 | Small Retail Building (952sf)                  | NO             | \$ 16,469                    | \$ 47,583                   | \$ 64,052                     | \$ 192,175                    |   |                     |                       |                       |                       |
|               | <b>TOTAL 2 MAIN BLDGS. + 2 ANCILLARY BLDGS</b> |                | \$ 937,444                   | \$ 2,321,551                | \$ 3,258,995                  | \$ 9,778,132                  |   |                     |                       |                       |                       |
|               | <b>58,247 SF</b>                               |                |                              |                             |                               | \$ 167.87                     |   |                     |                       |                       |                       |