

Lisa LaMantia

From: Chris Kaczynski <cbk@shbk-law.com>
Sent: Monday, December 23, 2024 9:12 AM
To: Lisa LaMantia
Cc: Jacqueline Williams
Subject: RE: BR Case #: 24023951 and BR Case #: 24023946 / Ray Chevrolet

The client has agreed to the recommended settlement. There is no need for further hearing or appeal.

Thank you for your efforts in resolving this matter.

Have a Merry Christmas.

Christopher Kaczynski
Smith, Hemmesch, Burke & Kaczynski
[10 S. LaSalle Street](#)
[Suite 2660](#)
[Chicago, IL 60603](#)
[312.939.0100](#)

From: Lisa LaMantia <llamantia@granttwpassessor.com>
Sent: Monday, December 23, 2024 8:49 AM
To: Chris Kaczynski <cbk@shbk-law.com>
Subject: RE: BR Case #: 24023951 and BR Case #: 24023946 / Ray Chevrolet

Chris, Please respond to this email with the correct Case #'s.

BR Case #: 24023951
Filing ID # 385302
PINS: 05-09-201-003, 05-09-201-019, 05-09-201-020, 05-09-201-021, 05-09-206-002, 05-09-206-006, 05-09-206-007
(7 parcels)
and
BR Case #: 24023946
Filing ID # 385297
PINS: 05-09-201-024, 05-09-201-025, 05-09-201-033, 05-09-201-034, 05-09-201-035, 05-09-208-008, 05-09-208-009,
05-09-208-012, 05-09-208-013 (9 parcels)

Good morning Chris,

After a review of the information submitted, and in an attempt to resolve the matter, the Grant Township Assessor's Office recommends a reduction in the 2024 assessment of your properties to \$2,436,743 reflecting a market value of \$7,310,961. Only the 2 pins highlighted will have a change in building value. All other pins will remain unchanged.

If accepted, the proposal will eliminate the need for a hearing with the Lake County Board of Review.

If you are in agreement with the settlement proposal, please respond to our office by noon today as the hearings are scheduled at 2:00 and 2:30, December 23, 2024. Your response to this email stating you agree is sufficient. I will try to have the paperwork completed prior to hearing.

PIN	IMPROVEMENT	2024 LAND AV	2024 IMP AV	2024 TOTAL AV	2024 TOTAL MV	2024 BOR STIP LAND AV	2024 BOR STIP IMP AV	20 ST A)
05-09-201-003	Main Building (33,158sf)	\$ 93,226	\$ 716,513	\$ 809,739	\$2,429,460	\$ 93,226	\$ 684,479	\$
05-09-201-019	Paving	\$ 89,118	\$ -	\$ 89,118	\$ 267,381	\$ 89,118	\$ -	\$
05-09-201-020	Paving	\$ 52,050	\$ -	\$ 52,050	\$ 156,166	\$ 52,050	\$ -	\$
05-09-201-021	Paving	\$ 26,023	\$ -	\$ 26,023	\$ 78,077	\$ 26,023	\$ -	\$
05-09-206-002	Paving	\$ 61,855	\$ -	\$ 61,855	\$ 185,584	\$ 61,855	\$ -	\$
05-09-206-006	Paving	\$ 31,521	\$ -	\$ 31,521	\$ 94,572	\$ 31,521	\$ -	\$
05-09-206-007	Paving	\$ 31,533	\$ -	\$ 31,533	\$ 94,608	\$ 31,533	\$ -	\$
	subtotal	\$ 385,326	\$ 716,513	\$ 1,101,839	\$3,305,848	\$ 385,326	\$ 684,479	\$
05-09-201-035	Main Building (21,725 sf)	\$ 57,814	\$ 959,638	\$ 1,017,452	\$3,052,661	\$ 57,814	\$ 916,735	\$
05-09-201-024	Paving	\$ 180,654	\$ -	\$ 180,654	\$ 542,016	\$ 180,654	\$ -	\$
05-09-201-025	Paving	\$ 12,998	\$ -	\$ 12,998	\$ 38,998	\$ 12,998	\$ -	\$
05-09-201-033	No building	\$ 104,093	\$ -	\$ 104,093	\$ 312,310	\$ 104,093	\$ -	\$
05-09-201-034	No building	\$ 16,076	\$ -	\$ 16,076	\$ 48,233	\$ 16,076	\$ -	\$
05-09-208-008	Paving	\$ 15,484	\$ -	\$ 15,484	\$ 46,457	\$ 15,484	\$ -	\$
05-09-208-009	Paving	\$ 31,542	\$ -	\$ 31,542	\$ 94,635	\$ 31,542	\$ -	\$
05-09-208-012	Vacant	\$ 15,771	\$ -	\$ 15,771	\$ 47,318	\$ 15,771	\$ -	\$
05-09-208-013	Paving	\$ 15,771	\$ -	\$ 15,771	\$ 47,318	\$ 15,771	\$ -	\$
	subtotal	\$ 450,203	\$ 959,638	\$ 1,409,841	\$4,229,946	\$ 450,203	\$ 916,735	\$
	TOTAL 2 MAIN BLDGS.	\$ 835,529	\$1,676,151	\$ 2,511,680	\$7,535,794	\$ 835,529	\$1,601,214	\$
	54,883				\$ 137.31			

Respectfully,

Lisa M. LaMantia, CIAO

Grant Township Assessor

Phone: 847-546-8880 | Fax : 847-546-8884

Address: 26725 W. Molidor Road, Ingleside, IL 60041

www.imslake.org

Lake County Chief County Assessment Office

see full
table - page 3
LL
12-23-24

From: Chris Kaczynski <cbk@shbk-law.com>

Sent: Sunday, December 22, 2024 9:41 PM

To: Lisa LaMantia <llamantia@granttwpassessor.com>

Subject: Re: Ray hearing on Monday

PIN	IMPROVEMENT	2024 LAND AV	2024 IMP AV	2024 TOTAL AV	2024 TOTAL MV	2024 BOR STIP LAND AV	2024 BOR STIP IMP AV	2024 BOR STIP TOTAL AV	2024 BOR STIP TOTAL MV
05-09-201-003	Main Building (33,158sf)	\$ 93,226	\$ 716,513	\$ 809,739	\$2,429,460	\$ 93,226	\$ 684,479	\$ 777,705	\$2,333,349
05-09-201-019	Paving	\$ 89,118	\$ -	\$ 89,118	\$ 267,381	\$ 89,118	\$ -	\$ 89,118	\$ 267,381
05-09-201-020	Paving	\$ 52,050	\$ -	\$ 52,050	\$ 156,166	\$ 52,050	\$ -	\$ 52,050	\$ 156,166
05-09-201-021	Paving	\$ 26,023	\$ -	\$ 26,023	\$ 78,077	\$ 26,023	\$ -	\$ 26,023	\$ 78,077
05-09-206-002	Paving	\$ 61,855	\$ -	\$ 61,855	\$ 185,584	\$ 61,855	\$ -	\$ 61,855	\$ 185,584
05-09-206-006	Paving	\$ 31,521	\$ -	\$ 31,521	\$ 94,572	\$ 31,521	\$ -	\$ 31,521	\$ 94,572
05-09-206-007	Paving	\$ 31,533	\$ -	\$ 31,533	\$ 94,608	\$ 31,533	\$ -	\$ 31,533	\$ 94,608
	subtotal	\$ 385,326	\$ 716,513	\$1,101,839	\$3,305,848	\$ 385,326	\$ 684,479	\$1,069,805	\$3,209,737
05-09-201-035	Main Building (21,725 sf)	\$ 57,814	\$ 959,638	\$1,017,452	\$3,052,661	\$ 57,814	\$ 916,735	\$ 974,549	\$2,923,939
05-09-201-024	Paving	\$ 180,654	\$ -	\$ 180,654	\$ 542,016	\$ 180,654	\$ -	\$ 180,654	\$ 542,016
05-09-201-025	Paving	\$ 12,998	\$ -	\$ 12,998	\$ 38,998	\$ 12,998	\$ -	\$ 12,998	\$ 38,998
05-09-201-033	No building	\$ 104,093	\$ -	\$ 104,093	\$ 312,310	\$ 104,093	\$ -	\$ 104,093	\$ 312,310
05-09-201-034	No building	\$ 16,076	\$ -	\$ 16,076	\$ 48,233	\$ 16,076	\$ -	\$ 16,076	\$ 48,233
05-09-208-008	Paving	\$ 15,484	\$ -	\$ 15,484	\$ 46,457	\$ 15,484	\$ -	\$ 15,484	\$ 46,457
05-09-208-009	Paving	\$ 31,542	\$ -	\$ 31,542	\$ 94,635	\$ 31,542	\$ -	\$ 31,542	\$ 94,635
05-09-208-012	Vacant	\$ 15,771	\$ -	\$ 15,771	\$ 47,318	\$ 15,771	\$ -	\$ 15,771	\$ 47,318
05-09-208-013	Paving	\$ 15,771	\$ -	\$ 15,771	\$ 47,318	\$ 15,771	\$ -	\$ 15,771	\$ 47,318
	subtotal	\$ 450,203	\$ 959,638	\$1,409,841	\$4,229,946	\$ 450,203	\$ 916,735	\$1,366,938	\$4,101,224
	TOTAL 2 MAIN BLDGS.	\$ 835,529	\$1,676,151	\$ 2,511,680	\$7,535,794	\$ 835,529	\$1,601,214	\$2,436,743	\$7,310,961
	54,883				\$ 137.31				\$ 133.21

LL
12-23-24