



This map is made available as a public service. This is not a legal land survey and is for reference purposes only. Adams County is not responsible for any inaccuracies herein contained.

Assessment audit

Tom Fentem

From: Tom Fentem
Sent: Monday, March 02, 2009 10:57 AM
To: 'Jgatesconover@aol.com'
Subject: FW: Second Appriaser

Janet,

Carl just returned my call.

As it turns out, Mr. Fishman was the appraiser that Galena was involved with.

Tom

From: Tom Fentem
Sent: Monday, March 02, 2009 10:16 AM
To: 'Jgatesconover@aol.com'
Subject: RE: Second Appriaser

Dear Janet,

Lisa DiChiera mentioned two in Chicago area:

Mary Schmidt, 773-631-1211
Harvey Fishman, 773-777-4600

She also mentioned Carl and Marilyn Johnson in Galena. I called Carl, and he'll call back once he's talked to his wife, who may remember the name of an appraiser the Galena Commission once used in setting up an easement.

Tom

From: Jgatesconover@aol.com [mailto:Jgatesconover@aol.com]
Sent: Friday, February 27, 2009 3:26 PM
To: Tom Fentem
Subject: Second Appriaser

Dear Tom,

Have you obtained a second appraiser for 1444 Maine? If not, is it possible for you to call the National Trust. Or perhaps the Landmark Commission in St. Louis could be of some help. Please let me know. Thanks, Janet

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3/2/2009

Property Key/Index
231152700000

CODE 40 OOC Y TIF/SS N Card # 297 G

Find

77 Base EAV Year Built SQFT Last Sale Price Date of Sale

43010 1882 7800 360,500 11-5-97

Update

Add

Address: 1651 MAINE Acres DIR SEC TN RNG LOT PLT BLK

Legal Description: 0 40

Clear

NEVINS SURVEY-EX W2FT S1/2 & E 60FT OF W62 OF S150 & 60 X 183

FT NW COR-LOT39 &-EX E15 S 1/2 & S 5FT OF E15FT N 1/2- LOT 40

Billing Name & Address Information

Billing Name & Address Information		Land	Farm Land	Bldg	Farm Bldg	Total Value	
Name:	MINNICK, LARRY C & MARLANA K	Current Year:	53820	0	109550	0	163370
Address:	1651 MAINE ST	Previous Year:	53820	0	109550	0	163370
		SA:	0	0	0	0	0
		B/R:	0	0	0	0	0
City/State/Zip	QUINCY IL 62301	Final EAV:	0	0	0	0	0

NHCode FS Length LS Length BS Length RS Length Reason:

147C 0 0 0 0

Current Year Market Value: 490110

Assessments

Property Key/Index
231151900000

CODE OOC TIF/SS Card #
60 N N 296 R

77 Base EAV Year Built SQFT Last Sale Price Date of Sale
26150 1867 6116 1,000,000 3-30-98

Address: 1477 MAINE Acres DIR SEC TN RNG LOT PLT BLK
0 36

Legal Description:
NEVINS SURVEY
36

W 1FT S 1/2 LOT 35 & S 1/2 LOT

Billing Name & Address Information				Land	Farm Land	Bldg	Farm Bldg	Total Value	
Name:	TITAN INTERNATIONAL, INC			Current Year:	15160	0	87530	0	102690
Address:	2701 SPRUCE ST			Previous Year:	15160	0	87530	0	102690
				SA:	0	0	0	0	0
				B/R:	0	0	0	0	0
City/State/Zip	QUINCY	IL	62301	Final EAV:	0	0	0	0	0
NHCode	FS Length	LS Length	BS Length	RS Length	Reason:				
244C	104	215	104	215	Current Year Market Value:				308070

Assessments

Property Key/Index
231155600000

CODE 60 OOC Y TIF/SS N Card # 317 B

Find

Update

Add

Clear

77 Base EAV Year Built SQFT Last Sale Price Date of Sale

26540 1887 UNKN NSP 8-1-96

Address: 1624 MAINE Acres DIR SEC TN RNG LOT PLT BLK

Legal Description: 0 47

NEVINS SURVEY BEG SW COR LT 46 E 135FT N133 E12.5 N12FT10IN E

69.33 N54.2 W82 N212 W135 S TO BEG& E 25FT LT47 PTLTS45 46 47

Billing Name & Address Information

		Land	Farm Land	Bldg	Farm Bldg	Total Value
Name:	SHIH, SHU-HSING & MICHAEL, TRUST	Current Year: 37730	0	105310	0	143040
Address:	1624 MAINE ST	Previous Year: 37730	0	105310	0	143040
	SA:	0	0	0	0	0
	B/R:	0	0	0	0	0
City/State/Zip	QUINCY IL 62301	Final EAV:	0	0	0	0

NHCode FS Length LS Length BS Length RS Length

247C 0 0 0 0

Reason:

Current Year Market Value: 429120

Assessments

Property Key/Index
231152600000

CODE OOC TIF/SS Card #
40 Y N 297 H

77 Base EAV Year Built SQFT Last Sale Price Date of Sale
26550 1872 5800 230,000 5-22-96

Address: 1631 MAINE Acres DIR SEC TN RNG LOT PLT BLK

Legal Description: 0 39

NEVINS SURVEY E 60FT OF S 240FT & E 56FT OF

N 160FT LOT 38 & W 2FT S 1/2 & E 60FT OF W 62 OF S 150FT LT39

Billing Name & Address Information

Billing Name & Address Information		Land	Farm Land	Bldg	Farm Bldg	Total Value
Name:	LOWENBERG, STEVEN M & SUSAN M	Current Year: 24220	0	100710	0	124930
Address:	1631 MAINE ST	Previous Year: 24220	0	100710	0	124930
		SA:	0	0	0	0
		B/R:	0	0	0	0
City/State/Zip	QUINCY IL 62301	Final EAV:	0	0	0	0

NHCode	FS Length	LS Length	BS Length	RS Length	Reason:
147C	0	0	0	0	Current Year Market Value: 374790

Assessments

PEGGY W. SHORT
214 Rosemarie Court
Evansville, IN 47715
March 3, 2009

Quincy Preservation Commission
Attn: Director
706 Maine Street
Third Floor
Quincy, IL 62301

Dear Director:

I have learned that the property at 1444 Maine Street is scheduled to be sold by the Quincy Board of Education. The future of this property has created concern to those who value its historic significance.

I graduated from Quincy High School but have not lived there during my adult life though my family members reside at Calvary Cemetery. I come back annually and always revisit the beautiful architecture of the city.

Evansville is similar to Quincy though three times in size, being a river town of early German settlers. However, our historic dwellings do not match the number in Quincy, nor have many of ours remained single family dwellings as yours due to division into multiple occupancy, thus destroying their pristine beauty.

Quincy is indeed a "Gem City", originally for its trees, but certainly now for its well maintained historic structures. I urge you to help in the search for a new owner who will continue its historic tradition.

Sincerely,

Peggy W. Short

Tom Fentem

From: Stephenie Todd [foxrivervalley@aol.com]
Sent: Monday, February 23, 2009 8:06 PM
To: 'Ward, Mike'; Tom Fentem
Subject: RE: Leads on appraisers qualified to do Local Landmark

Tom,

Finding a qualified appraiser is a real challenge. The State of Illinois lists an approved Continuing Ed course for appraisers called "Appraisal of High Value & Historic Properties". I tried to locate an appraiser who had taken the course to speak at a seminar for realtors last Fall but the State could not release names of anyone who had taken the course. That having failed, I called the two companies authorized to train it but learned one no longer offers it and the other, the woman who claims to have written the course, told me she hasn't taught it in years.

What town is the property in? Perhaps I could track down an appraiser with some experience if not the training.

Stephenie

STEPHENIE TODD



Town & Country

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From: Ward, Mike [mailto:Mike.Ward@Illinois.gov]
Sent: Wednesday, February 18, 2009 10:48 AM
To: Tom Fentem
Cc: Stephenie Todd
Subject: RE: Leads on appraisers qualified to do Local Landmark

Hi Tom

We don't have a list of real estate appraisers. However, I have recently been in contact with Stephanie Todd, a realtor who worked with Jan Mangers in Aurora to develop a training program for realtors. She would be a good contact regarding finding qualified appraisers. I would also suggest calling Landmarks Illinois. They are more likely to have such a list than we would. Also, the National Trust would be another contact.

I'll send your e-mail around to the staff to see if anyone else has some suggestions. I hope that this helps.

2/24/2009

Mike

From: Tom Fentem [mailto:Fentem@quincyl.gov]
Sent: Wednesday, February 18, 2009 10:34 AM
To: Ward, Mike
Subject: Leads on appraisers qualified to do Local Landmark

Hi, Mike

Does IHPA have a list of firms with experience in appraising large, historic former residential properties? This would be 1444 Maine, the local landmark used by the school district for office space. The district's decided to move offices to former Quincy Clinic building a couple of doors to the west in cost saving move, then put 1444 Maine up for sale. School superintendent and a school board member have met a couple of times with Mayor, some Pres. Commission members and the city planner, and they've asked for leads on qualified appraisers.

Thanks!

Tom Fentem

2/24/2009



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

February 24, 2009

Mr. Lonny Lemon, Superintendent
Quincy Public School District #172
1444 Maine Street
Quincy, IL 62301

Dear Superintendent Lemon:

I want to thank you for meeting with Mayor John Spring, Chuck Bevelheimer, Nathaniel Brooks, Tom Fentem, George Staerker, and me on January 29 and February 17. We very much appreciate you, and Board member Carol Nichols, taking the time to discuss the future of 1444 Maine with us.

As discussed at the meeting, Chuck Bevelheimer is preparing information about 1444 Maine using a similar formula for the RFP (Request for Proposal) given to prospective buyers for buildings owned by the City – one at 901 Hampshire, and the second at 138 North Front Street. Tom Fentem will send you a copy of the Landmark and Historic District ordinance. Nathaniel Brooks gave you the name of one appraiser with experience in dealing with historic properties, and we are in the process of trying to find a qualified second one.

I appreciate very much your interest, attention to detail, kindness, and overall understanding and care for the school district and community. If we can be of any other assistance to you, please let us know.

Thank you again.

Sincerely,

Janet Gates Conover, Chair