

DEKALB COUNTY BOARD OF REVIEW

DeKalb County Administration Building

110 E. Sycamore Street

Sycamore, IL 60178

PHONE: (815) 895-7120 / FAX: (815) 895-1684



Meeting Minutes of the Board of Review

Chief County Assessment Office

Administration Building – 4th Floor

Sycamore, Illinois

Monday, January 4, 2021 at 9:00 A.M.

DUE TO COVID-19, this Meeting will was held as a Virtual Public Meeting. All appeals were schedule as teleconference hearings.

Those in attendance: Dan Cribben and John Linderoth, Members; Don Thomas, Alternate Member; Bridget Nodurft, Interim CCAO, Michelle Christensen, Interim Clerk; appellants and counsel.

I. Call to order: Meeting called to order at 9:01 am.

II. Roll call: All present.

III. Review Agenda for Approval / Amendment: John moved to approve as is. Don 2nd motion. All in favor, motion passed.

IV. Approval of minutes from last meeting: John moved to approve Dec 30, 2020 minutes. Don 2nd motion. All in favor. Motion passed.

V. Public Comments: None

VI. 2020 Board of Review Mixed Hearings: Board heard and made a decision on 8 out of 17 teleconference appeals filed. Two separate appellants made a verbal withdraw on 9 appeals being dockets 2020-BRC-0123, 0124, 0126, and 0128 thru 0133. See attached list.

VII. Review to Approve / Deny Mapping Changes: John moved to approve 21 in total from Dec 28, 2020 and 10 in total from Dec 30, 2020. Don 2nd motion. All in favor, motioned passed.

VIII. Review to Approve / Deny Assessor Request for Corrections: Don moved to approve 1 assessor change request. John 2nd motion. All in favor, motion passed.

Future meeting dates: January 5, 2021 at 9:00 am
January 6, 2021 at 9:00 am

January 7, 2021 at 9:00 am
January 13, 2021 at 9:00 am

Meeting dates and times subject to change per discretion of Board.

DEKALB COUNTY BOARD OF REVIEW

DeKalb County Administration Building

110 E. Sycamore Street

Sycamore, IL 60178

PHONE: (815) 895-7120 / FAX: (815) 895-1684



Meeting Minutes of the Board of Review continued

Chief County Assessment Office

Administration Building – 4th Floor

Sycamore, Illinois

Monday, January 4, 2021 at 9:00 A.M.

IX. Other Business: Bridget informed Board of forwarded email sent by attorney Scott Nemanich from attorney Mark Volpe regarding appeal 2020-BRC-0115 heard on Dec 29, 2020 regarding a possible assessment change agreement. Dan would like Board members who heard this appeal to schedule a meeting to discuss further. Bridget will contact members to arrange a meeting date. A 2017 PTAB final rebuttal deadline letter was received and discussed regarding Docket 17-05333. John moved to offer a stipulation. Don 2nd motion. All in favor, motion passed.

X. Adjournment: Don moved to adjourn; John seconded. All in favor, so moved. Meeting adjourned at 1:22 pm.

Respectfully,

Michelle Christensen, Interim Clerk

DeKalb County Board of Review

Future meeting dates: January 5, 2021 at 9:00 am
January 6, 2021 at 9:00 am

January 7, 2021 at 9:00 am
January 13, 2021 at 9:00 am

Meeting dates and times subject to change per discretion of Board.

ALL TELEPHONE HEARINGS

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 1/4/21

DeKalb County Board of Review Schedule

Assessment Year: 2020
Page 1 of 2

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:05 AM	2020-BRC-0022	0040 02-16-200-006	Over Assessed	PETRAGALLO PAOLA - In Attendance		\$16,994 - land \$99,660 - bldg \$116,654 total EAV Confirm Assessment
9:25 AM	2020-BRC-0004	0040 04-08-300-002	Over Assessed	LARSON CLYDE M - In Attendance	\$9,673 - land \$ 1 - bldg \$9,674 total EAV	Reduced, Condition 1 - year only
9:45 AM	2020-BRC-0009	0040 12-12-476-003	Over Assessed	JONUTZ RICHARD A - In Attendance		\$ 9,705 - land \$75,562 - bldg \$85,267 total EAV Reduced, Appraisal 2-1 vote, Dan nay
10:05 AM	2020-BRC-0024	0040 06-21-179-030	Over Assessed	- Waived Right to Appear GIBSON SHELLY J GIBSON JOSEPH G GIBSON JOSEPH G & SHELLY J	\$ 10,071 - land \$91,186 - bldg \$101,257 total EAV	Reduced Assessor Evidence
10:25 AM	2020-BRC-0109	0060 09-20-102-001	Over Assessed	None CORTLAND LEASED HOUSING ASSOC LLC ILLINOIS HOUSING DEV AUTHORITY	\$226,862 - land \$1,206,475 - bldg = \$1,433,334 total EAV IVERROS BERKSHIRE PC KLEIN, THORPE & JENKINS LTD ⁴²⁸ Melody Birdsell, Assessor attended	Reduced, Income CARPENTER CYNTHIA - SCHOOL DISTRICT Atty, Scott Nemanich attended
10:55 AM	2020-BRC-0110	0060 09-29-101-007	Over Assessed	Melody Birdsell, Assessor attended None ALEXANDER LUMBER CO Atty, Ellen Berkshire attended	\$95,534 - land / \$456,031 - bldg = \$551,565 total EAV VERROS BERKSHIRE PC KLEIN, THORPE & JENKINS LTD ⁴²⁸	Confirm Assessment CARPENTER CYNTHIA - SCHOOL DISTRICT Atty, Scott Nemanich attended
11:25 AM	2020-BRC-0111	0060 08-21-452-017	Over Assessed	None NEWGEN ASSETS LLC Atty, Ellen Berkshire attended	\$204,784 - land / \$1,772,926 - bldg = \$1,977,710 total EAV VERROS BERKSHIRE PC KLEIN, THORPE & JENKINS LTD ⁴²⁸	Confirm Assessment CARPENTER CYNTHIA - SCHOOL DISTRICT Atty, Scott Nemanich attended
11:55 AM	2020-BRC-0123	0060 08-12-251-001	Over Assessed	None SDG SYCAMORE LLC	\$82,602 - land / \$587,050 - bldg = \$669,652 total EAV FLANAGAN BILTON LLC Atty, Michael Flannery attended	Atty withdrew appeal Confirm Assessment
12:05 PM	2020-BRC-0124	0060 08-23-231-003	Over Assessed	None TEGRANT ALLOYD BRANDS INC TEGRANT ALLOYD BRANDS INC	\$83,854 - land / \$10,737 - bldg = \$94,591 total EAV FLANAGAN BILTON LLC Atty, Michael Flannery attended	Atty withdrew appeal Confirm Assessment
	2020-BRC-0124	0060 08-24-103-001	Over Assessed	TEGRANT ALLOYD BRANDS INC TEGRANT ALLOYD BRANDS INC	\$90,268 - land / \$925,278 - bldg = \$1,015,546 total EAV	

ALL TELEPHONE HEARINGS

Hearing Room: BOARD OF REVIEW ROOM
 Hearing Date: 1/4/21

DeKalb County Board of Review Schedule

Assessment Year: 2020
 Page 2 of 2

Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
12:15 PM	2020-BRC-0126	0050 08-23-478-019	Over Assessed	\$4,458 - land & total EAV ALGUS REAL ESTATE None	SIEGEL & CALLAHAN Attys, Max Callahan & Gosia Glowacka attended	Atty verbally withdraws appeal Confirm Assessment
12:25 PM	2020-BRC-0127	0065 08-24-452-006	Over Assessed	\$230,754 - land / \$5,161 farm land / \$985,463 - bldg = \$1,221,381 total EAV ALGUS REAL ESTATE None	SIEGEL & CALLAHAN Attys, Max Callahan & Gosia Glowacka attended	Confirm Assmt - 1 - year only CARPENTER CYNTHIA - SCHOOL DISTRICT 428 Atty, Scott Nemanich attended
12:55 PM	2020-BRC-0128	0080 08-26-200-003	Over Assessed	\$93,866 - land / \$636,072 - bldg = \$729,838 total EAV ALGUS REAL ESTATE None	SIEGEL & CALLAHAN Attys, Max Callahan & Gosia Glowacka attended	Atty verbally withdraws appeal Confirm Assessment
1:05 PM	2020-BRC-0129	0065 08-26-200-004	Over Assessed	\$9,959,- land / \$19,412 - farm land = \$29,371 total EAV ALGUS REAL ESTATE None	SIEGEL & CALLAHAN Attys, Max Callahan & Gosia Glowacka attended	Atty verbally withdraws appeal Confirm Assessment
1:15 PM	2020-BRC-0130	0021 08-26-200-009	Over Assessed	\$2,220 - farm land & EAV DEKALB ASSOCIATES None	SIEGEL & CALLAHAN Attys, Max Callahan & Gosia Glowacka attended	Atty verbally withdraws appeal Confirm Assessment
1:25 PM	2020-BRC-0131	0080 08-23-477-007	Over Assessed	\$15,246 - land & EAV ALGUS REAL ESTATE None	SIEGEL & CALLAHAN Attys, Max Callahan & Gosia Glowacka attended	Atty verbally withdraws appeal Confirm Assessment
1:35 PM	2020-BRC-0132	0060 08-23-477-008	Over Assessed	\$52,095 - land / \$320,120 - bldg = \$372,215 total EAV ALGUS REAL ESTATE None	SIEGEL & CALLAHAN Attys, Max Callahan & Gosia Glowacka attended	Atty verbally withdraws appeal Confirm Assessment
1:45 PM	2020-BRC-0133	0050 08-23-478-018	Over Assessed	\$1,721 - land & EAV ALGUS REAL ESTATE None	SIEGEL & CALLAHAN Attys, Max Callahan & Gosia Glowacka attended	Atty verbally withdraws appeal Confirm Assessment