



Meeting Minutes of the Board of Review
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Thursday, November 30, 2023 at 9:00 A.M.
Sycamore, Illinois 60178

Today's Board Hearings have been scheduled as a mixture of In-Person and Teleconference Attendance. Members of the public may attend In-Person or via Teleconference beginning at 10:30 am by dialing 815-217-0478. Please wait to be greeted by staff member and then introduce yourself.

Those in attendance: Dan Cribben, Chairman; John Linderoth and Brian Rosenow, Members; Bridget Nodurft, CCAO/Clerk; Michelle Christensen, Chief Deputy; Emmert Dannenberg, William Lee, Chris Bradshaw, and Pamela Miller, appellants; and Melody Monroe, Township Assessor.

- I. Call to Order:** Chairman called the meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked that the record show all members present.
- III. Review Agenda for Approval / Amendment:** John moved to approve agenda as written. Brian seconded motion. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Brian moved to approve November 20, 2023 minutes as written. John seconded motion. All in favor, so moved.
- V. Public Comments:** None
- VI. 2023 Board of Review Mixed Hearings:** Please see attached.
- VII. Work Load**
 - a) Review to Approve / Deny Disabled Person Exemptions (HEPD):** None
 - b) Review to Approve / Deny Disabled Veteran Exemptions (SHEDV):** None
 - c) Review to Approve / Deny Senior Exemptions (HE):** None
 - d) Review to Approve / Deny Assessor Changes:** After Board review, John moved to approve ASR changes #128-165, totaling 38 changes. Brian seconded motion. All in favor, so moved.
 - e) Review to Approve / Deny Mapping Changes:** After Board review, Brian moved to approve Mapping Changes #20-44, totaling 25 changes. John seconded motion. All in favor, so moved.
 - f) Review Non-Homestead Exemptions for Recommendation to IDOR:** John moved to recommend a partial year approval based on purchase date for two applications filed. Brian seconded motion. All in favor, so moved.

Future meeting dates: December 12, 2023
December 13, 2023

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



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Work Load Continued ...

g) Review, Prepare, and Make a Recommendation to for PTAB Appeals:

- a.** Bridget informed Board we were approached by a 2022 PTAB Hearing appellant wishing to come to an agreement prior to the scheduled hearing date of January 9, 2024, to which the Board declined, stating hearing should continue as scheduled.
- b.** Bridget informed Board of PTAB receipt of a Withdrawal Request for three 2022 appeals files with PTAB.

VIII. Other Business: None

IX. Adjournment: John moved to adjourn the meeting. Brian seconded motion. All in favor, so moved. Meeting adjourned at 12:48 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michelle Christensen".

Michelle Christensen, CIAO, Chief Deputy
attachment

MIXED HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 11/30/23

DeKalb County Board of Review Schedule

Assessment Year: 2023

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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:05 AM IN-PERSON						
	2023-BRC-0001	0040 06-21-179-027	Over Assessed	MATAITIS ALESSANDRA E	Dan moved to confirm assmt. Brian seconded motion. All in favor, so moved.	land: 11,991 bldg: 102,938 total: 114,929 Confirms Assessment
			Did not attend -	MATAITIS JOHN E		
9:25 AM IN-PERSON						
	2023-BRC-0012	0040 06-29-477-032	Over Assessed	DANNENBERG GAYLE	John moved to reduce per comp assmts. Brian seconded motion. All in favor, so moved.	land: 12,211 bldg: 139,537 total: 151,748 Comparable Assessments
			In attendance -	DANNENBERG EMMERT		
				DANNENBERG EMMERT & GAYLE		
9:45 AM WAIVES						
	2023-BRC-0078	0040 01-26-202-011	Over Assessed	ENGEL TAMMY	John moved to reduce bldg per recent sale. Brian seconded motion. All in favor, so moved.	land: 8,752 bldg: 12,915 total: 21,667 Recent Sale
				ENGEL CHASE		
				ENGEL, TAMMY & ENGEL, CHASE		
10:05 AM IN-PERSON						
	2023-BRC-0019	0040 03-19-401-031	Over Assessed	NATIONAL BANK & TRUST CO TRUST	John moved to reduce per ASR evidence for 1-yr only. Brian seconded motion. All in favor, so moved.	land: 11,790 bldg: 50,598 total: 62,388 Assessor Evidence 1- Year Only
				1280661105		
			In attendance -	LEE WILLIAM D & PATRICIA F		
10:30 AM TELEPHONE						
	2023-BRC-0035	0040 03-19-483-002	Over Assessed	BRADSHAW CHRIS	Brian moved to reduce per appellant request with adjustments. Dan seconded motion. All in favor, so moved.	land: 11,002 bldg: 36,718 total: 47,720 Recent Sale with adjustments
				BRADSHAW DONNA		
			Attended by phone -	BRADSHAW CHRIS & DONNA		
				BRADSHAW MICHAEL		
10:50 AM TELEPHONE						
	2023-BRC-0080	0040 03-19-304-001	Over Assessed	OCHOA OCHOA SAN CRISTOBAL	POLLARD, PC JAMES A	land: 11,001 bldg: 63,999 total: 75,000 Recent Sale
			No one attended	LOPEZ GEOVANNA E	John moved to reduce EAV to \$75,000 1-yr only, per recent sale w/neighborhood factors. Dan seconded motion. All in favor, so moved.	Neighborhood Factors 1-Year Only
				OCHOA OCHOA, SAN CRISTOBAL & LOPEZ GEOVANNA E		
11:10 AM TELEPHONE						
	2023-BRC-0036	0040 09-29-256-021	Over Assessed	MILLER PAMELA	John moved to reduce, due to condition to 64,686 1-yr only. Dan seconded motion. Vote taken: 2 - yay and 1 - nay. Motion passed.	land: 10,799 bldg: 53,887 total: 64,686 Due to Condition 1-Year Only
				MILLER DANIAL		
			Attended by phone -	MILLER DANIAL & PAMELA		

November 30, 2023
BOARD OF REVIEW - NON-HOMESTEAD EXEMPTIONS

PARCEL	NAME	DATE TO BOR	BOR RECOMMENDATION			COMMENTS
			APPROVED	DENIED	TABLED	
08-14-380-033	CITY OF DEKALB	11/30/2023	✓			
08-15-377-060	IQRA MORAL CARTOON INC	11/30/2023	✓			
TOTALS						

TOTAL REVIEWED: 2

DATE REVIEWED: November 30, 2023

BOARD MEMBER:

Don Cribben

DAK

John E. Lindroth