



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, January 8, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; John Linderoth and Brian Rosenow, Members; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; and Katrina Moyer, Township Assessor.

- I. Call to Order:** Chairman called meeting to order at 9:00 am.
- II. Roll Call:** Chairman asked that the record show all members present as listed above.
- III. Review Agenda for Approval / Amendment:** Motion by John, seconded by Brian to approve the agenda as submitted. All in favor, so moved.
- IV. Approval of Prior Meeting Minutes:** Motion by Dan, seconded by John to approve the meeting minutes for January 7, 2025 as written. All in favor, so moved.
- V. Public Comments:** None
- VI. 2024 Board of Review Hearings:** Please see attached.
- VII. Non-Homestead Exemption Hearing at 11:00 am**
 - a) Sycamore CUSD 427, 09-06-300-006: Board was running ahead of schedule, to which, the hearing time was moved ahead. Hearing began at 9:48 am with introductions. Howard Metz, School District Attorney explained this property was purchased September 17, 2024 for the relocation of School District 427 Administration Offices. It is currently undergoing reconstruction and plans to sell the current building are underway. After Board discussion, motion by Brian, seconded by John to recommend a partial exemption from purchase date. All in favor, so moved. Hearing ended at 9:59 am.
- VIII. Work Load**
 - a) Review to Approve / Deny Disabled Person Exemptions (HEPD): After Board review, motion by John, seconded by Brian to approve 1-New HEPD application. All in favor, so moved. See attached list.
 - b) Review to Approve / Deny Disabled Veteran Exemptions (SHEVD): After Board review, motion by John, seconded by Brian to approve 7-New and 1-2nd Review SHEVD applications. All in favor, so moved. See attached list.



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VII. Work Load continued ...

- c) Review to Approve / Deny Senior Exemptions (HE): None
- d) Review to Approve / Deny Assessor Changes: None
- e) Review to Approve / Deny Mapping Changes: None
- f) Review for Recommendation to IDOR for Non-Homestead Exemptions: After Board Review, motion by John, seconded by Brian to recommend partial exemption from purchase date. All in favor, so moved.

IX. Review, Prepare and Make a Recommendation for PTAB Appeals: None

X. Other Business: None

XI. Adjournment: Motion by John, second by Brian to adjourn meeting. All in favor, so moved. Meeting adjourned at 11:00 a.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

ALL WAIVE HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/8/25

DeKalb County Board of Review Schedule

Assessment Year: 2024

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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:05 AM						
	2024-BRC-0063	0040 06-21-129-008	Over Assessed	MANHART CHANTAL A MANHART WILLIAM M MANHART WILLIAM M & CHANTAL A		Motion by John, seconded by Brian to Confirm Assessment. All in favor, so moved.
		land: 15,817 bldg: 150,432 total: 166,249				
9:30 AM						
	2024-BRC-0064	0040 06-21-377-044	Over Assessed	GUSTAFSON BETH		Motion by Brian, seconded by John to Confirm Assessment. All in favor, so moved.
		land: 22,846 bldg: 124,090 total: 146,936				
9:45 AM						
	2024-BRC-0067	0040 06-21-378-005	Over Assessed	MICKELSEN ROBERT P MICKELSEN COLLETTE M MICKELSEN COLETTE M & ROBERT P		Motion by John, seconded by Brian to Confirm Assessment. All in favor, so moved.
		land: 14,059 bldg: 111,055 total: 125,114				
10:05 AM						
	2024-BRC-0090	0040 06-28-154-006	Over Assessed	MILLS MATTHEW S MILLS SOFIA M MILLS MATTHEW S & SOFIA M		Motion by John, seconded by Brian to Reduce per Assessor Comparable Sales for 1-yr Only. All in favor, so moved.
		land: 8,237 bldg: 81,913 total: 90,150				
10:25 AM						
	2024-BRC-0087	0060 15-15-433-004	Over Assessed	MARZUKI MATTHEW Katrina Moyer, ASR attended		Motion by Dan, seconded by John to Reduce per Comparable Sales, Due to Condition, 1-yr Only. All in favor, so moved.
		land: 40,300 bldg: 27,199 total: 67,499				
10:45 AM						
	2024-BRC-0127	0040 19-25-177-019	Over Assessed	LAPORTE KRISTIN LAPORTE ROBERT D LAPORTE ROBERT D & KRISTIN	SCHAEFGES RYAN	Motion by John, seconded by Brian to Confirm Assessment. All in favor, so moved.
		land: 53,065 bldg: 151,084 total: 204,149				

JANUARY 8, 2025

2024 HOMESTEAD EXEMPTIONS

PARCEL	LAST NAME	HEPD	SHEDV	SHEVD 2ND Review	HE	APPROVED	DENIED	NOTES
09-06-277-011	SHADE	1				✓		
PARCEL	LAST NAME	HEPD	SHEDV	SHEVD 2ND Review	HE	APPROVED	DENIED	NOTES
02-25-401-012	CRAVATTA			1		✓		
02-28-103-023	HERNANDEZ		1			✓		PRO-RATED
06-28-180-002	STANBERY		1			✓		
06-32-279-009	CARLSON		1			✓		PRO-RATED
08-02-354-012	GUSTAFSON		1			✓		PRO-RATED
08-14-326-004	TERRY		1			✓		PRO-RATED
08-24-426-005	SANCHEZ		1			✓		PRO-RATED
08-27-259-015	GALLEGOS		1			✓		PRO-RATED
TOTALS		1	7	1	0	0	0	
GRAND TOTAL						9		

NEW RENEW 3RD Review

HEPD: 1
SHEDV: 7 1

HE:

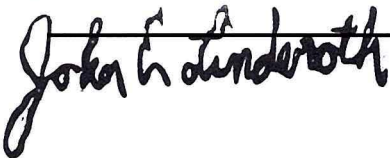
TOTAL: 8 1

TOTAL REVIEWED: 9

DATE REVIEWED: 01/07/2025

BOARD MEMBERS:





January 8, 2025
BOARD OF REVIEW - NON-HOMESTEAD EXEMPTIONS

PARCEL	NAME	DATE TO BOR	APPROVED	DENIED	TABLED	COMMENTS
02-21-401-001	VILLAGE OF KINGSTON	1/8/2025	☒	☐	☐	
			☐	☐	☐	
			☐	☐	☐	
TOTALS						

TOTAL REVIEWED: 1

DATE REVIEWED: January 8, 2025

BOARD MEMBER:

Don Cribben

[Signature]

John C. Linderoth