



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Wednesday, January 29, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; Brian Rosenow and John Linderoth, Members; Bridget Nodurft, CCAO, Board Clerk; Michelle Christensen, Chief Deputy; Appellants Gary & Marilyn Bellert, Katie & Conrad Newhouse, Tim & Andrea Sheahan, Zachary Bock, Jon Bjelland, and Mary Kate Fitzgerald, attorney.

- 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 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 John, seconded by Brian to approve January 28, 2025 meeting minutes. All in favor, so moved.
- V. Public Comments:** None
- VI. 2024 Board of Review Hearings:** See attached schedule.
- VII. Work Load**
 - a) Review to Approve / Deny Disabled Person Exemptions (HEPD): None
 - b) Review to Approve / Deny Disabled Veteran Exemptions (SHEVD): None
 - 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 to Approve / Deny Pollution Control: None
 - g) Review, Prepare and Make a Recommendation for PTAB Appeals: None
- VIII. Other Business:** None
- IX. Adjournment:** Motion by John, second by Brian to adjourn meeting. All in favor, so moved. Meeting adjourned at 10:55 a.m.

Respectfully submitted,

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

Michelle Christensen, Chief Deputy, CCAO
attachments

ALL VIRTUAL HEARINGS

Hearing Room: BOARD OF REVIEW ROOM

Hearing Date: 1/29/25

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-0034	0040		Over Assessed	BELLERT GARY L TRUST 101		Motion by Brian, seconded by John to reduce, Comparable Sales. All in favor, so moved.
	06-21-456-012	land: 17,574 bldg: 110,454 total: 128,028		MCCONACHIE MARILYN M TRUST		
				BELLERT GARY L & MARILYN M, in attendance.		
9:25 AM						
2024-BRC-0069	0040		Over Assessed	NEWHOUSE CONRAD		Motion by John, seconded by Brian to reduce, Comparable Assessments. All in favor, so moved.
	06-21-453-001	land: 19,329 bldg: 125,460 total: 144,789		NEWHOUSE KATHLEEN		
				NEWHOUSE KATHLEEN & CONRAD, in attendance.		
9:45 AM						
2024-BRC-0072	0040		Over Assessed	SHEAHAN ANDREA		Motion by Brian, seconded by John to reduce, Comparable Sales. All in favor, so moved.
	06-28-326-001	land: 12,552 bldg: 99,749 total: 112,301		SHEAHAN TIMOTHY		
				SHEAHAN ANDREA & TIMOTHY, in attendance.		
10:05 AM						
2024-BRC-0073	0040		Over Assessed	BOCK CHRISTINA M		Motion by John, seconded by Brian to reduce, Sale with Adjustments. All in favor, so moved.
	06-28-153-032	land: 8,237 bldg: 121,510 total: 129,747		BOCK ZACHARY J, in attendance.		
				BOCK ZACHARY & CHRISTINA		
10:30 AM						
2024-BRC-0074	0040		Over Assessed	BJELLAND JON T, in attendance.		Motion by Brian, seconded by John to reduce, Comparable Assessments. All in favor, so moved.
	06-21-454-006	land: 13,470 bldg: 99,866 total: 113,336				
10:50 AM						
2024-BRC-0023	0060		Over Assessed	FCPT HOLDINGS LLC	Mary Kate Fitzgerald in attendance.	
	19-36-107-008	land: 50,486 bldg: 107,702 total: 158,188		FCPT HOLDINGS LLC C/O FOUR CORNE PROPERTY TRUST	FITZGERALD LAW GROUP PC	
					Motion by Brian seconded by John to Stipulate, PTAB Decision, Remove Multiplier. All in favor, so moved.	