



Meeting of the Board of Review
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Tuesday, December 2, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Today's Board Hearings have been scheduled as Waive Hearings. Members of the public may attend In-Person.

Those in attendance: Dan Cribben, Chairman; John Lindereth, and Brian Rosenow Members; Bridget Nodurft, Board Clerk, CCAO; Alana Rautio; Administrative Assistant. Scott Nemanich in person and Danielle Macnamara by telephone.

- I. **Call to Order;** Chairman called meeting to order at 9:00 am
- II. **Roll Call:** Dan asked the minutes reflect that Dan, John, Bridget, Brian and Alana are present.
- III. **Review Agenda for Approval / Amendment:** John moved to approve agenda as submitted, Brian seconded motion, so moved.
- IV. **Review Prior Meeting Minutes for Approval:** John moved to approve the amended minutes, Brian seconded, so moved.
- V. **Public Comments:** John asked that the wording of "so moved" be changed to "motion passed" on future minutes.
- VI. **2025 Board of Review Hearings** – Please see attached schedule.
- VII. **Other Business:** Dan inquired about the annual assessors meeting confirming it to be held on December 19th, 2025.

Future meeting dates: December 9, 2025 – January 13, 2025

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
(815) 895-1684



VIII. Adjournment: John moved to adjourn, Brian seconded. Meeting adjourned at 12:11 pm.

Respectfully Submitted,

Alana Rautio

Alana Rautio, Administrative Assistant

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ALL WAIVES

Hearing Room: BOARD OF REVEIW ROOM
Hearing Date: 12/2/25

DeKalb County
Board of Review Schedule

Assessment Year: 2025
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
9:10 AM					Land: 14,953 Bldng: 124,734 Total: 139,687	Confirms assessment based on comp sales
	2025-BRC-0002	0040 06-21-452-006	Over Assessed	KLEWIN ASHLEY R RICKER AUSTIN J RICKER, AUSTIN J & KLEWIN, ASHLEY F		
9:35 AM					Land: 16,199 Bldng: 141,218 Total: 157,417	Confirms assessment based on comparable assessments
	2025-BRC-0009	0040 06-21-179-008	Over Assessed	SWANSON CARA M SWANSON CHRISTIAN R		
10:00 AM					Land: 19,315 Bldng: 98,384 Total: 117,699	Confirms assessment based on comparable assessments
	2025-BRC-0029	0040 06-21-177-008	Over Assessed	EYGABROAD LYNNE C		
10:25 AM					Land: 16,823 Bldng: 103,727 Total: 120,550	Confirms assessment based on comparable assessments
	2025-BRC-0030	0040 06-21-127-012	Over Assessed	APPEL JAY APPEL ELIZABETH A APPEL ELIZABETH A & JAY		
10:50 AM					Land: 19,315 Bldng: 117,420 Total: 136,735	Confirms assessment based on comparable assessments
	2025-BRC-0038	0040 06-21-101-005	Over Assessed	MILNER JOVON E MILNER RONALD MILNER RONALD & JOVON E		
11:15 AM					Land: 4,682 Total: 4,682 ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC Total: 639,694	Confirms assessment based on comp assmts STUCKERT NICOLE - SCHOOL DISTRICT 427
	2025-BRC-0022	0050 06-32-259-020	Over Assessed	FIRST MIDWEST BANK Land: 34,764 Bldng: 604,930	ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC Total: 639,694	Confirms assessment based on comp assmts
	2025-BRC-0022	0060 06-32-259-021	Over Assessed	FIRST MIDWEST BANK Land: 83,492 Bldng: 95,592	ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC Total: 179,084	STUCKERT NICOLE - SCHOOL DISTRICT 427 Confirms assessment based on comp assmts
	2025-BRC-0022	0060 06-32-259-023	Over Assessed	FIRST MIDWEST BANK	ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC	STUCKERT NICOLE - SCHOOL DISTRICT 427
11:40 AM					Land: 125,916 Bldng: 72,410 Total: 198,326	2024 assessed value plus adjusted multiplier of 1.04821
	2025-BRC-0023	0060 08-12-377-002	Over Assessed	WILKINSON DEKALB PROPERTY LLC WILKINSON GROUP OLD NATIONAL BANK	FITZGERALD LAW GROUP PC	

Hearing Room: BOARD OF REVEIW ROOM
Hearing Date: 12/2/25

DeKalb County Board of Review Schedule

Assessment Year: 2025
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
12:05 PM						
	2025-BRC-0025	0060 09-06-100-021	Over Assessed	WIM FMB PORTFOLIO OWNER LLC FIRST MIDWEST BANCORP INC	ROBBINS SCHWARTZ FITZGERALD LAW GROUP PC	Land: 167,342 Bldng: 180,291 Total: 347,633 STUCKERT NICOLE - SCHOOL DISTRICT 427 Confirms assmts based on comp assmts
12:30 PM						
	2025-BRC-0024	0060 08-22-280-018	Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - FITZGERALD LAW GROUP PC Land: 69,633 Bldng: 190,064 Total: 259,697	SCHOOL DISTRICT 428 Confirms assmts based on comp assmts
	2025-BRC-0024	0050 08-22-280-034	Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - FITZGERALD LAW GROUP PC Land: 115,327	SCHOOL DISTRICT 428 Confirms assmts based on comp assmts
	2025-BRC-0024	0050 08-22-280-035	Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - FITZGERALD LAW GROUP PC Land: 60,626	SCHOOL DISTRICT 428 Confirms assmt based on comp assmts
	2025-BRC-0024	0050 08-22-280-036	Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - FITZGERALD LAW GROUP PC Land: 26,152	SCHOOL DISTRICT 428 Confirms assmt based on comp assmts
	2025-BRC-0024	0050 08-22-280-038	Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - FITZGERALD LAW GROUP PC Land: 29,828	SCHOOL DISTRICT 428 Confirms assmt based on comp assmts
	2025-BRC-0024	0050 08-22-280-017	Over Assessed	EXCHANGERIGHT NET-LEASED PORTFOLIO 48 DST EXCHANGERIGHT REAL ESTATE LLC ATTN: LEGAL DEPARTMENT	KLEIN, THORPE & JENKINS LTDDOKA ARMIR - FITZGERALD LAW GROUP PC Land: 115,327	SCHOOL DISTRICT 428 Confirms assmt based on comp assmts
12:55 PM						
	2025-BRC-0045	0060 08-01-426-008	Over Assessed	KANE COUNTY BANK SYCAMORE	ROBBINS SCHWARTZ COLADIPIETRO FRANCO A	STUCKERT NICOLE - SCHOOL DISTRICT 427 Land: 247,518 Bldng: 267,430 Total: 514,948 Confirms assmt based on comp. assmts