



Meeting of the Board of Review Minutes
Chief County Assessment Office
Board of Review Conference Room – 4th Floor
Tuesday, December 16, 2025 at 9:00 A.M.
Sycamore, Illinois 60178

Those in attendance: Dan Cribben, Chairman; John Linderth and Brian Rosenow, Members; Bridget Nodurft, CCAO, Board Clerk; Alana Rautio, Chief Deputy; Mallory Milluzzi, intervening attorney; Ryan Janisch, Chris Beck, Geoff Penman, Don Aleks, Mary Phelan, George Relias, Jon Bjelland, Jeff Patton and David Kieta

- 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, motion passed.
- IV. **Approval of Prior Meeting Minutes:** Motion by John, seconded by Brian to approve the meeting minutes for December 16, 2025 as written. All in favor, motion passed.
- V. **Public Comments:** None
- VI. **2025 Board of Review Hearings:** Please see attached.
- VII. **Other Business:** None
- VIII. **Adjournment:** Motion by John, second by Dan to adjourn meeting. All in favor, motion passed.
Meeting adjourned at 12:00 p.m.

Respectfully submitted,

Alana Rautio

Alana Rautio, Chief Deputy
attachments

ALL VIRTUAL

Hearing Room: BOARD OF REVEIW ROOM
Hearing Date: 12/16/25

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						
	2025-BRC-0021	0060 19-35-236-003	Over Assessed	SANDWICH STATE BANK FIRST NATIONAL BANK OF OMAHA	OKEEFE LYONS & HYNES LLC PENMAN GEOFF SANDWICH COMMUNITY SCHOOL DISTRICT 430 SUPERINTENDENT OF SCHOOLS OKEEFE LYONS & HYNES LLC	Land: 22,674 Bldng: 6,776 Total: 29,450 Per 2024 PTAB decision w/ adjustment
	2025-BRC-0021	0060 19-35-236-005	Over Assessed	SANDWICH STATE BANK FIRST NATIONAL BANK OF OMAHA	OKEEFE LYONS & HYNES LLC PENMAN GEOFF SANDWICH COMMUNITY SCHOOL DISTRICT 430 SUPERINTENDENT OF SCHOOLS OKEEFE LYONS & HYNES LLC	Land: 135,592 Bldng: 236,373 Total: 371,965 Per 2024 PTAB decision w/ adjustment
9:50 AM						
	2025-BRC-0069	0060 14-14-100-007	Over Assessed	TRI COUNTY FINANCIAL GROUP INC	SIEGEL JENNINGS CO LPA	Land: 57,823 Bldng: 139,799 Total: 197,622 Per stipulation
10:30 AM						
	2025-BRC-0081	0060 08-01-476-022	Over Assessed	FIRST STATE BANK	SIEFEL JENNINGS CO., LPA KLEIN, THORPE & JENKINS LTD	Land: 243,437 Bldng: 321,749 Total: 565,186 Confirms assmt. DOKA ARMIR - SCHOOL DISTRICT 428
11:10 AM						
	2025-BRC-0032	0040 06-21-454-006	Over Assessed	BJELLAND JON T		Land: 14,327 Bldng: 106,217 Total: 120,544 Confirms assmt.
11:35 AM						
	2025-BRC-0004	0040 06-29-203-016	Over Assessed	PATTON JEFFREY PATTON ZACHARY PATTON, JEFFREY & PATTON, ZACHAR		Land: 19,053 Bldng: 66,864 Total: 85,917 Per recent sale 1 Yr only 2 Yay 1 Abstain
12:10 PM						
	2025-BRC-0080	0060 08-15-178-003	Over Assessed	RED DOOR BUCHANAN CUP LLC	RELIAS LAW GROUP, LTD KLEIN, THORPE & JENKINS LTD	Land: 31,009 Bldng: 68,991 Total: 100,000 Per recent sale 1 year only DOKA ARMIR - SCHOOL DISTRICT 428
12:50 PM						
	2025-BRC-0077	0060 08-15-152-004	Over Assessed	SUNRISE COMMERCIAL PROPERTIES LKIETA LAW LLC		Land: 55,301 Bldng: 85,875 Total: 141,176 Per income 1 year only