



DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-01-300-001

Sent to: MARTIN, GOODRICH & WADDELL INC TRUST 109-2001-149
2020 ABERDEEN CT
SYCAMORE, IL 60178-0000

5098 LEE RD
SHABBONA, IL 60550
0.54 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	112,309	104,317	104,317		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	112,310	104,318	104,318	-7.12%	

2026 Full Fair Cash Value \$312,990 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle

Publication date: **09-10-2026**

Price per copy: **\$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 2. Questions? Contact your assessor to discuss your property's assessment.	If you believe the full fair market value of your property is incorrect, or its assessed value is not uniform with other comparable properties in your area, or an error has been made, (e.g., property characteristics), you should first talk to your township assessor. Jay W. Walker: Phone: (815) 501-4077 - call for appointment
Step 3. How to file an assessment appeal with the DeKalb Board of Review? FILING DEADLINE <u>10-13-2026</u>	Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor. If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
Step 5. Notice of Final Decision by Board of Review	The Board of Review will mail you a notice of its final decision on the assessed value and publish a list of all final assessments on the county web site (www.dekalbcounty.org/BoardofReview), and certify assessed values (after equalization by the board of review) for the County Clerk to extend taxes for the collection of property taxes. You can determine from the final decision notice if you want to file a further appeal to the State Property Tax Appeal Board.

What is Market Value?

Your property's "full fair market value" is an estimate of the amount for which it could be sold on the open market. By law, all property, except farmland and coal, must be assessed at 331/3 percent of its fair market value (35 ILCS 200/9-145). Fair market value is determined based, in part, on market data, costs to rebuild a property, or the income a property can generate for its owner. Assessments are made as of January 1st. Because there are different opinions of value, the Property Tax Code (35 ILCS 200/1-55) requires that three years of property sales information be used to ensure all property is assessed at 331/3 percent of its fair cash value.

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Example: If your property's assessed value is \$60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be \$61,440 (\$60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is \$61,440 (\$61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

\$ 61,440.00	EAV by Board of Review
– 0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
\$ 61,440.00	Final EAV (\$61,440 X 1.0000 state multiplier)
– 6,000.00	Other eligible Homestead Exemptions
\$ 55,440.00	Taxable Value
× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
\$ 5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — \$6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to \$25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional \$5,000 reduction in EAV if you are 65 years or older during the tax year.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of \$2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a \$5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption — A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

Understanding the Property Tax Process

Assessment Valuation & Tax Bill Process

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-01-400-005

Sent to: MARTIN, GOODRICH & WADDELL INC TRUST 109-2001-149
2020 ABERDEEN CT
SYCAMORE, IL 60178-0000

11506 UNIVERSITY RD
SHABBONA, IL 60550
2.12 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	224,618	208,634	208,634		
Farmland	0	0	0		
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How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

\$ 61,440.00	EAV by Board of Review
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\$ 61,440.00	Final EAV (\$61,440 X 1.0000 state multiplier)
– 6,000.00	Other eligible Homestead Exemptions
\$ 55,440.00	Taxable Value
× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
\$ 5,544.00	Amount of Property Taxes Due

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You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Taxing Districts Budget & Tax Levy Cycle

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-04-400-005

Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER SITE # 98
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

2263 LEE RD
SHABBONA, IL 60550
0.25 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	112,309	104,317	104,317		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	112,310	104,318	104,318	-7.12%	

2026 Full Fair Cash Value \$312,990 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle

Publication date: **09-10-2026**

Price per copy: **\$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-05-400-003

Sent to: BABSON FARMS INC
7985 KESLINGER RD
DEKALB, IL 60115-0000

1985 LEE RD
SHABBONA, IL 60550
160.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	0	0		Pole Barn Complete
Non-Farm Buildings	0	0	0		
Farmland	131,441	140,368	140,368		
Farm Buildings/Structures	66,140	76,561	76,561		
Total	197,581	216,929	216,929	9.79%	

2026 Full Fair Cash Value \$0 (excluding Farmland and Farm Buildings)

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110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-08-300-005

Sent to: BOIGENZAHN, C MARLENE TRUST
664 N QUAIL DR
LENA, IL 61048

10442 TOWER RD
LEE, IL 60530
15.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Solar Re-valuation
Non-Farm Buildings	178,567	175,137	175,137		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	178,568	175,138	175,138	-1.92%	

2026 Full Fair Cash Value \$525,470 (excluding Farmland and Farm Buildings)

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\$ 61,440.00	EAV by Board of Review
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\$ 61,440.00	Final EAV (\$61,440 X 1.0000 state multiplier)
– 6,000.00	Other eligible Homestead Exemptions
\$ 55,440.00	Taxable Value
× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
\$ 5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-08-300-007

Sent to: BOIGENZAHN, C MARLENE TRUST
664 N QUAIL DR
LENA, IL 61048

10444 TOWER RD
LEE, IL 60530
16.13 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	1	1		Prop Class Change, Solar Garden
Non-Farm Buildings	0	190,367	190,367		
Farmland	15,197	0	0		
Farm Buildings/Structures	0	0	0		
Total	15,197	190,368	190,368	1152.67%	

2026 Full Fair Cash Value \$571,160 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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Daily Chronicle

Publication date: **09-10-2026**

Price per copy: **\$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

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Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-10-300-008

Sent to: ALDE, ROBYN BETH
10205 SHABBONA RD
SHABBONA, IL 60550-0000

10205 SHABBONA RD
SHABBONA, IL 60550-9801
3.03 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	27,736	27,736	29,869		Pool Complete
Non-Farm Buildings	64,697	77,283	83,226		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	92,433	105,019	113,095	22.35%	

2026 Full Fair Cash Value \$339,320 (excluding Farmland and Farm Buildings)

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110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-10-400-003

Sent to: JOHNSON, DENNIS L
11905 UNIVERSITY RD
SHABBONA, IL 60550-0000

10076 SHABBONA RD
SHABBONA, IL 60550
162.58 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	10,426	0	0		Demolition, Prop Class Change
Non-Farm Buildings	28,854	0	0		
Farmland	130,847	139,806	139,806		
Farm Buildings/Structures	0	0	0		
Total	170,127	139,806	139,806	-17.82%	

2026 Full Fair Cash Value \$0 (excluding Farmland and Farm Buildings)

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\$ 61,440.00	EAV by Board of Review
– 0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
\$ 61,440.00	Final EAV (\$61,440 X 1.0000 state multiplier)
– 6,000.00	Other eligible Homestead Exemptions
\$ 55,440.00	Taxable Value
× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
\$ 5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-13-300-006

Sent to: FITZGERALD FAMILY FARMS LLC
1930 RIVERWOOD DR
ALGONQUIN, IL 60102

PRESERVE RD
SHABBONA, IL 60550
35.99 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	0	0		New Parcel, New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	31,803	31,803		
Farm Buildings/Structures	0	0	0		
Total	0	31,803	31,803	3180200.00%	

2026 Full Fair Cash Value \$0 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle

Publication date: **09-10-2026**

Price per copy: **\$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? FILING DEADLINE <u>10-13-2026</u>	Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor. If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-13-300-007

Sent to: FITZGERALD FAMILY FARMS LLC
1930 RIVERWOOD DR
ALGONQUIN, IL 60102

5275 PRESERVE RD
SHABBONA, IL 60550
15.80 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	1	1		New Parcel, Prop Class Change, Solar Garden, New Parcel
Non-Farm Buildings	0	190,367	190,367		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	0	190,368	190,368	19036700.00%	

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Pin (Parcel) No.: 13-13-300-008

Sent to: FITZGERALD FAMILY FARMS LLC
1930 RIVERWOOD DR
ALGONQUIN, IL 60102

5273 PRESERVE RD
SHABBONA, IL 60550
18.21 acres

Property Value

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Example: If your property's assessed value is \$60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be \$61,440 (\$60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is \$61,440 (\$61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

\$ 61,440.00	EAV by Board of Review
– 0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
\$ 61,440.00	Final EAV (\$61,440 X 1.0000 state multiplier)
– 6,000.00	Other eligible Homestead Exemptions
\$ 55,440.00	Taxable Value
× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
\$ 5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

General Homestead Exemption — \$6,000 reduction in EAV.

Homestead Improvement Exemption — an additional amount, up to \$25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional \$5,000 reduction in EAV if you are 65 years or older during the tax year.

Senior Citizens Assessment Freeze Homestead Exemption — an additional amount that freezes your property's EAV if you are 65 years or older and meet household income requirements.

Returning Veterans' Homestead Exemption — an additional \$5,000 reduction in EAV the year that you return and the following year from an armed conflict. Please call our office with any questions.

Disabled Persons' Homestead Exemption — an additional \$2,000 reduction in EAV if you meet disability requirements.

Accessibility Improvements to Residential Property — Accessibility improvements made to the residential property shall not increase the assessed valuation of the property for a period of 7 years after the improvements are completed.

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Disabled Veterans' Standard Homestead Exemption — an additional reduction of \$2,500 in EAV if you have a 30% to 49% service-connected disability certified by the U.S. Dept. of Veterans' Affairs; a \$5,000 reduction in EAV if you have a 50%-69% service-connected disability and fully exempt on homestead property only if you have a service-connected disability of 70% or greater or were a member of US World War II Armed Forces.

Natural Disaster Homestead Exemption — A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

Note: You can receive only one of the disabled person's homestead exemption, disabled veterans' homestead exemption, or disabled veterans' standard homestead exemption for each tax year on your primary residence.

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Assessment Valuation & Tax Bill Process

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The property tax and taxing district cycles run independent of one another until the 2nd year of the property tax cycle when the county clerk extends taxes.

Taxing Districts Budget & Tax Levy Cycle

Taxing District Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-16-300-009

Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER SITE # 116
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

9484 CHALLAND RD
SHABBONA, IL 60550
0.91 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	112,309	104,317	104,317		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	112,310	104,318	104,318	-7.12%	

2026 Full Fair Cash Value \$312,990 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

Assessment changes prior to equalization factors will be published in the following newspaper:

Daily Chronicle

Publication date: **09-10-2026**

Price per copy: **\$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
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Step 3. How to file an assessment appeal with the DeKalb Board of Review? FILING DEADLINE <u>10-13-2026</u>	Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor. If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER #S 117,118,119
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

9488 CHALLAND RD
SHABBONA, IL 60550
2.22 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	336,928	312,952	312,952		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	336,929	312,953	312,953	-7.12%	

2026 Full Fair Cash Value \$938,950 (excluding Farmland and Farm Buildings)

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PROPERTY TAX - PSX/JB
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9570 TOWER RD
LEE, IL 60530
2.27 acres

Property Value

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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	224,618	208,634	208,634		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	224,619	208,635	208,635	-7.12%	

2026 Full Fair Cash Value \$625,970 (excluding Farmland and Farm Buildings)

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-17-400-008

Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER SITE # 115
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

9555 CHALLAND RD
SHABBONA, IL 60550
2.17 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	112,309	104,317	104,317		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	112,310	104,318	104,318	-7.12%	

2026 Full Fair Cash Value \$312,990 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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Publication date: **09-10-2026**

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Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-19-100-004

Sent to: FLEMING FARMS PARTNERSHIP
1193 COUNTY LINE RD
LEE, IL 60530-0000

8408 WEST COUNTY LINE RD
PAW PAW, IL 61353
0.70 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-19-300-004

Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER SITE # 128
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

8410 WEST COUNTY LINE RD
PAW PAW, IL 61353
1.82 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	112,309	104,317	104,317		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	112,310	104,318	104,318	-7.12%	

2026 Full Fair Cash Value \$312,990 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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Daily Chronicle

Publication date: 09-10-2026

Price per copy: \$2.00

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0.56 acres

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Township Assessor Determines value estimate for your property.	Chief County Assessment Office Reviews and equalizes Assessor's values. Publishes and mails notices of assessment changes.	Board of Review Reviews and equalizes Assessor's values. Holds assessment appeal hearings. Adjourns by March 15.	County Clerk Applies state equalization factor. Calculates tax rate based upon budget and levy requests.	County Treasurer Mails tax bills, collects tax revenues, and distributes revenues to all taxing districts in the county.
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Taxing Districts Budget & Tax Levy Cycle

Taxing District Prepares tentative budget.	Taxing District Publishes notice and Conducts public hearing.	Taxing District Approves budget ordinance	Taxing District Publishes tax levy request and holds public hearing.	Taxing District Certifies tax levy to County Clerk in December.
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-21-300-009

Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER SITE # ALT 12
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

1519 HOUGHTBY RD
SHABBONA, IL 60550
0.66 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	112,309	104,317	104,317		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	112,310	104,318	104,318	-7.12%	

2026 Full Fair Cash Value \$312,990 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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Daily Chronicle

Publication date: **09-10-2026**

Price per copy: **\$2.00**

Homestead Exemptions: Exemptions marked will be subtracted from the Equalized Assessed Value

General Homestead Exemption		Returning Veterans' Homestead Exemption	
Senior Citizen Homestead Exemption		Disabled Persons' Homestead Exemption	
Senior Citizen Exemption Freeze		Disabled Veterans' Homestead Exemption	
Home Improvement Exemption		Disabled Veterans' Homestead Exemption (Sp. Adapted Housing)	

Steps to Review and Appeal Your Property's Assessment

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Step 4. Attend hearing	Your evidence will be reviewed at the board of review hearing. You may represent yourself or have an attorney represent you at the hearing. To have an attorney represent you, you must sign an authorization form giving him permission to do so.
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What is Market Value?

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Example: If your property's assessed value is \$60,000 and the Board of Review determines that property in your area is under-assessed by 2.4 percent, the multiplier for your township of 1.0240. The revised value would be \$61,440 (\$60,000 X 1.0240). If the Dept. of Revenue issues a state multiplier of 1.0000, then your property's EAV is \$61,440 (\$61,440 x 1.0000).

How a tax bill is calculated: EXAMPLE ONLY – THIS IS NOT YOUR TAX BILL

\$ 61,440.00	EAV by Board of Review
– 0.00	Disabled Veterans Homestead Exemption and Homestead Improvement Exemption
\$ 61,440.00	Final EAV (\$61,440 X 1.0000 state multiplier)
– 6,000.00	Other eligible Homestead Exemptions
\$ 55,440.00	Taxable Value
× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
\$ 5,544.00	Amount of Property Taxes Due

Am I eligible for a Homestead Exemption?

You may be eligible for one or more of the following homestead exemptions if the property is your primary residence, you are liable for paying the property taxes, and, in some instances, meet additional qualifications. Contact the Chief County Assessment office with questions or go online at www.dekalbcounty.org.

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Homestead Improvement Exemption — an additional amount, up to \$25,000 reduction in assessed value for four years, if assessment increases due to a new improvement of an existing structure on homestead property or the rebuilding of residential structures following a catastrophic event.

Senior Citizens' Homestead Exemption — an additional \$5,000 reduction in EAV if you are 65 years or older during the tax year.

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Natural Disaster Homestead Exemption — A homestead exemption shall be granted by the Chief County Assessment Officer for homestead properties containing a residential structure that has been rebuilt following a natural disaster.

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Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-23-101-004

Sent to: IOCC 603 LLC
603 PRESERVE RD
SHABBONA, IL 60550-0000

603 W PRESERVE RD
SHABBONA, IL 60550
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	41,303	41,303	44,479		Open Space Value
Non-Farm Buildings	188,534	188,534	203,032		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	229,837	229,837	247,511	7.69%	

2026 Full Fair Cash Value \$1,065,810 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-23-151-001

Sent to: IOCC 603 LLC
603 PRESERVE RD
SHABBONA, IL 60550-0000

63.00 acres

Property Value

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	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	102,155	102,155	110,011		Open Space Value
Non-Farm Buildings	0	0	0		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	102,155	102,155	110,011	7.69%	

2026 Full Fair Cash Value \$877,640 (excluding Farmland and Farm Buildings)

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Phone: 815/895-7120

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Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-25-100-017

Sent to: YOUSSE, BRIAN
702 S MOCCASIN DR
SHABBONA, IL 60550-0000

7678 JOHNSON RD
SHABBONA, IL 60550
20.52 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	0	0		Pole Barn Complete
Non-Farm Buildings	0	0	0		
Farmland	7,304	8,109	8,109		
Farm Buildings/Structures	1,400	18,151	18,151		
Total	8,704	26,260	26,260	201.70%	

2026 Full Fair Cash Value \$0 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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Daily Chronicle

Publication date: 09-10-2026

Price per copy: \$2.00

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– 6,000.00	Other eligible Homestead Exemptions
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× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
\$ 5,544.00	Amount of Property Taxes Due

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-29-400-008

Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER SITES # 140,141 & 142
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

7448 TODD RD
SHABBONA, IL 60550
2.28 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	336,928	312,952	312,952		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	336,929	312,953	312,953	-7.12%	

2026 Full Fair Cash Value \$938,950 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-30-200-013

Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER SITES 138 & 139
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

988 HOUGHTBY RD
SHABBONA, IL 60550
2.43 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
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	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	224,618	208,634	208,634		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	224,619	208,635	208,635	-7.12%	

2026 Full Fair Cash Value \$625,970 (excluding Farmland and Farm Buildings)

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3.28 acres

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\$ 55,440.00	Taxable Value
× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-32-100-023

Sent to: KDB LAND LLC
1057 SHABBONA GROVE RD
SHABBONA, IL 60550-0000

TODD RD
SHABBONA, IL 60550
29.60 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	0	0		New Parcel, New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	22,985	22,985		
Farm Buildings/Structures	0	0	0		
Total	0	22,985	22,985	2298400.00%	

2026 Full Fair Cash Value \$0 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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Publication date: **09-10-2026**

Price per copy: **\$2.00**

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Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-32-100-024

Sent to: BEND, DOUGLAS R TRUSTEE
1057 SHABBONA GROVE RD
SHABBONA, IL 60550-0000

SHABBONA GROVE RD
SHABBONA, IL 60550
5.97 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	0	0		New Parcel, New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	4,003	4,003		
Farm Buildings/Structures	0	35,872	35,872		
Total	0	39,875	39,875	3987400.00%	

2026 Full Fair Cash Value \$0 (excluding Farmland and Farm Buildings)

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110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-33-100-006

Sent to: THE RONALD A COOPER LP
9103 AMENT RD
YORKVILLE, IL 60560

2548 SHABBONA GROVE RD
SHABBONA, IL 60550
105.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	13,799	14,860		New Parcel, New Parcel
Non-Farm Buildings	0	35,916	38,678		
Farmland	0	73,247	73,247		
Farm Buildings/Structures	0	3,324	3,324		
Total	0	126,286	130,109	13010800.00%	

2026 Full Fair Cash Value \$160,630 (excluding Farmland and Farm Buildings)

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– 6,000.00	Other eligible Homestead Exemptions
\$ 55,440.00	Taxable Value
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-33-100-007

Sent to: J&L HAMMAN LLC
5951 STATE RTE 71
OSWEGO, IL 60543

SHABBONA GROVE RD
SHABBONA, IL 60550
54.49 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	0	0	0		New Parcel, New Parcel
Non-Farm Buildings	0	0	0		
Farmland	0	38,354	38,354		
Farm Buildings/Structures	0	0	0		
Total	0	38,354	38,354	3835300.00%	

2026 Full Fair Cash Value \$0 (excluding Farmland and Farm Buildings)

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Daily Chronicle

Publication date: 09-10-2026

Price per copy: \$2.00

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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-35-206-010

Sent to: NOWAK, MARCIN M
842 W HERITAGE DR
ADDISON, IL 60101

4626 MAIN ST
SHABBONA, IL 60550
0.00 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	10,567	10,566	11,379		Fire
Non-Farm Buildings	45,986	1	1		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	56,553	10,567	11,380	-79.88%	

2026 Full Fair Cash Value \$34,140 (excluding Farmland and Farm Buildings)

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110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-35-207-001

Sent to: RESCITE PROPERTIES LLC
SLAVA OVSONKA
6974 EAST ST
SHABBONA, IL 60550-0000

EAST ST
SHABBONA, IL 60550
1.32 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	8,385	8,385	9,030		House Complete
Non-Farm Buildings	37,637	42,556	45,829		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	46,022	50,941	54,859	19.20%	

2026 Full Fair Cash Value \$164,590 (excluding Farmland and Farm Buildings)

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\$ 55,440.00	Taxable Value
× 10.0000%	Total Tax Rates of All Taxing Districts (The tax rates of all taxing districts are shown on last year's tax bill)
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DeKalb County Notice of Property Assessment

Chief County Assessment Office, CCAO

110 E. Sycamore St.

Sycamore, IL 60178

Phone: 815/895-7120

8:30 a.m. to 4:30 p.m., Mon. – Fri.

Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-01-100-003

Sent to: MARTIN, GOODRICH & WADDELL INC TRUST 109-2001-149
2020 ABERDEEN CT
SYCAMORE, IL 60178-0000

11502 UNIVERSITY RD
SHABBONA, IL 60550
2.23 acres

Property Value

Property Type	Equalized Assessed Valuation (EAV)			Percent Change from Prior Year to Current Year valuations	Reason for Current Year's valuation change
	(2025) Prior Year	(2026) Current Year Valued on 01/01/2026			
	Board of Review	Twp assessor or CCAO Value	CCAO Equalized Assessed Value		
Land/Lot or Farm Homesite	1	1	1		Wind Tower Re-assessment
Non-Farm Buildings	224,618	208,634	208,634		
Farmland	0	0	0		
Farm Buildings/Structures	0	0	0		
Total	224,619	208,635	208,635	-7.12%	

2026 Full Fair Cash Value \$625,970 (excluding Farmland and Farm Buildings)

Assessments of property, other than farmland and coal, are required to be assessed at 331/3% (one-third) of its fair market value. The current year's values are based upon 3 years of sales transactions from 2023-2025, and includes a local equalization factor of 1.0769

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Daily Chronicle

Publication date: 09-10-2026

Price per copy: \$2.00

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Step 3. How to file an assessment appeal with the DeKalb Board of Review? FILING DEADLINE <u>10-13-2026</u>	Before filing an assessment appeal, an attempt should be made to review the details of your property with your local assessor. If you are not satisfied with that informal review, you may appeal your assessment to the DeKalb County Board of Review. Appeals must be filed by the deadline (30 days after the publication date of the assessment changes by CCAO in the newspaper). If you file late, your appeal will not be heard. Board of Review complaint forms, rules and procedures are available in the office or online at www.dekalbcounty.org/BoardofReview DeKalb County Board of Review 110 E Sycamore St. Sycamore, IL 60178 Phone: (815) 895-7120 Web site address: www.dekalbcounty.org/BoardofReview
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Date of Notice: 09/10/2026

Pin (Parcel) No.: 13-01-100-003

Sent to: FPL ENERGY ILLINOIS WIND LLC BESS TOWER SITES # 99 & 100
PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

11502 UNIVERSITY RD
SHABBONA, IL 60550
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