

MEMORANDUM

TO: Ms. Donna Oberg, Assistant Superintendent for Business

FROM: Joshua S. Whitt 

SUBJECT: Home Depot Inc. - 2015 PTAB Appeal
PPG Industries Inc. - 2015 PTAB Appeal

DATE: November 15, 2016

The School District recently received notice from the Kane County Board of Review of two (2) new property tax assessment appeals filed with the State of Illinois Property Tax Appeal Board relative to the 2015 assessment year.

The first notice is of an appeal filed by Home Depot contesting the assessment of its retail store located on Randall Road in Geneva. In the appeal, Home Depot is seeking a \$307,969 reduction in the 2015 assessed value of this property, which results in refund exposure for the School District of approximately \$20,000. This property is located in Geneva Township and is subject to the provisions of the Geneva Township PTAB IGA. The assessed value reduction requested in this appeal exposes the members of Geneva Township PTAB IGA to approximately \$25,300 in total property tax refunds. Pursuant to the IGA, intervention was put to a vote of the members and a majority of the taxing bodies have indicated that they wish to intervene and challenge the requested reduction. Therefore, pursuant to the IGA, the School District is to proceed with intervention and each of the taxing bodies is required to pay its proportionate share of the total cost of the intervention effort.

The second notice is for an appeal filed by PPG Industries challenging the 2015 assessed value of its 117,250 square foot manufacturing/research and design facility located on Olympic Drive in Batavia. In this appeal, PPG is requesting a

\$259,121 assessed value reduction for 2015. If PPG is successful in this appeal, it would result in a \$16,800 property tax refund from the School District. This property is located in the City of Batavia. Therefore, it is not subject to the provisions of the Geneva Township PTAB IGA. However, in addition the 2015 PTAB appeal, PPG has filed a complaint with the Kane County Board of Review challenging the 2016 assessed value of this property. In the 2016 matter, PPG is requesting a \$328,660 reduction in assessed value which equates to approximately \$21,300 in tax dollars for the School District. As such, we are recommending that Board of Education authorize intervention in PPG's 2015 PTAB appeal.

Along with this memorandum are resolutions authorizing intervention in the 2015 Home Depot appeal and the 2015 PPG Industries appeal for the Board of Education's consideration at its November 28 meeting. The resolutions authorize our office to intervene in each of the appeals and to represent the School District's interests in the appeals. If the resolutions meet with the Board of Education's approval, please provide our office with executed copies of each resolution.

As always, please let me know if you have any questions or need anything additional at this time.