

MEMORANDUM

TO: Dr. Kent Mutchler, Superintendent
Mr. Todd Latham, CSBO Coordinator of Business Services

FROM: Joshua S. Whitt 

SUBJECT: Property Tax Appeal Board Appeals

DATE: June 7, 2018

The School District recently received notice of two (2) property tax assessment appeals filed with the State of Illinois Property Tax Appeal Board (PTAB) relative to the 2017 assessment year.

2017 Best Buy PTAB Appeal

Best Buy has filed an appeal with the Property Tax Appeal Board challenging the 2017 assessed value of its Randall Road store. In the 2017 appeal, Best Buy is requesting that the assessed value be reduced from \$1,810,863 to \$1,366,530, a reduction of \$444,153. This property is located in Geneva Township and subject to the provisions of the Geneva Township PTAB IGA. The total property tax refund exposure for the members of the Geneva Township PTAB IGA is \$33,924, with the School District representing 79% or \$26,818 of the total refund exposure. In addition, there is currently an assessment appeal pending before the PTAB for this property for the 2016 assessment year. In the 2016 appeal, Best Buy is requesting a \$433,012 reduction in assessed value resulting in very similar property tax refund exposure. The Geneva Township PTAB IGA members authorized intervention in the 2016 appeal and that matter is currently pending before the PTAB. Pursuant to the IGA, intervention in the 2017 appeal was put to a vote and a majority of the Taxing Bodies indicated that they wish to intervene and challenge the requested reduction. Therefore, pursuant to the

IGA, the School District is to proceed with the intervention and each of the Taxing Bodies is required to pay its proportionate share of the total cost of the intervention effort.

2017 Papaioannou PTAB Appeal (2323 Fargo Blvd.)

Mr. Papaioannou has filed an appeal with the Property Tax Appeal Board challenging the 2017 assessed value placed on the commercial building located at 2323 Fargo Boulevard in Geneva. In the 2017 appeal, Papaioannou is requesting a \$206,284 reduction in assessed value. This property is located in Geneva Township and subject to the provisions of the Geneva Township PTAB IGA. The total property tax refund exposure for the members of the Geneva Township PTAB IGA is \$15,755, with the School District representing \$12,456 of the total refund exposure. In addition, there is currently an assessment appeal pending before the PTAB for this property for the 2016 assessment year. In the 2016 appeal, the requested reduction was \$196,654, just below the \$200,000 threshold amount typically utilized for intervention. However, with both the 2016 and 2017 appeals now pending before the PTAB, it was our recommendation to intervene in the 2017 appeal and try to negotiate a settlement of the 2016 and 2017 appeals that avoids or limits any property tax refunds and eliminates the filing of any appeals for future years. Pursuant to the IGA, intervention in the 2017 appeal was put to a vote and a majority of the Taxing Bodies indicated that they wish to intervene and challenge the requested reduction. Therefore, pursuant to the IGA, the School District is to proceed with the intervention and each of the Taxing Bodies is required to pay its proportionate share of the total cost of the intervention effort.

Along with this memorandum are resolutions authorizing intervention in the two (2) PTAB appeals discussed above for the Board of Education's consideration at its June 11 meeting. The resolutions authorize our office to intervene in the appeals and to represent the School District's interests in these appeals. If the resolutions meet with the Board of Education's approval, please provide our office with fully executed copies of each resolution.

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