



**PROSPECT HEIGHTS DISTRICT 23
FINANCE COMMITTEE
MEMORANDUM**

Date: November 3, 2022
Title: Discussion of Recent Property Tax Appeal by Target Corp.
Contact: Amy McPartlin, Assistant Superintendent for Finance & Operations

As you may know, The Property Tax Appeal Board (PTAB) is a county-based quasi-judicial body made up of five Members and a professional staff. The Board was created to provide a State-level forum for taxpayers and taxing bodies that are dissatisfied with their property assessments. The Board acts on appeals that have been received following decisions from local county Boards of Review. The Property Tax Appeal Board will only determine the correct assessment of property on appeal. The amount of the tax bill or the tax rate used in the computation is determined by local county officials and may not be appealed to the Board. Likewise, the Board has no jurisdiction to exempt property from taxation.

In accordance with Illinois Statute, the District had received prior notification from the PTAB with a listing of relevant dockets pertaining to properties within the tax code based on the County Clerk's records. The Cook County Board of Review was in receipt of a petition appealing its decision with respect to properties located within the boundaries of District 23, which seeks a change in assessed valuation of \$100,000 or more from Target Corporation.

Target Corporation has filed appeals on an almost annual basis and Prospect Heights District 23 shares the costs of legal representation with Township High School District 214 on matters involving Target Corp. Following discussions with Finance about potential lost revenues, the District started to formally contest these appeals in 2020. The recommendation from our attorneys was that the District shouldn't ignore any appeals where there is \$10,000 or more in revenue at stake annually. Our lawyers have gauged their responses based on the actual amount at risk. We know that intervening, even in smaller cases, gives a school district a seat at the table when the State's Attorney and the taxpayer's attorney are negotiating these settlements. It also sends a message to the taxpayer's attorneys that District 23 will not ignore these cases.

Following approval from the District, Attorney Joel DeTella (has taken over for John Izzo) with Petrarca, Gleason, Boyle & Izzo, LLC has worked to negotiate a settlement on behalf of School District 23 and Township High School District 214. Historically, in the 2018 tax year, District 23 settled with Target for a taxpayer refund in the amount of \$73,905.

Recent legislation allows for taxing bodies to automatically re-capture lost revenue through appeals and reallocation within two years. The District will continue to work with Attorney DeTella to minimize any lost revenues.

The proposed settlement for tax years 2019 and 2020 is as follows:

- Target Corporation
 - Original Market Value: \$ 12,460,932
 - Target's Requested Valuation: \$ 9,400,000
 - Settled Upon Market Value: \$ 10,400,000
 - SD23 Tax Year 2019 Revenue \$ 49,760
 - SD23 Tax Year 2020 Revenue \$ 56,735

We will continue to keep the Committee apprised of any developments in these annual appeals.