


MEMORANDUM

***** CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION *****

TO: Ms. Donna Oberg, Assistant Superintendent - Business Services

FROM: Joshua S. Whitt 

DATE: March 27, 2017

SUBJECT: 2016 Property Tax Assessment Complaints
Board of Review Hearing Results

The results of the 2016 Kane County Board of Review hearings are provided on the attached spreadsheet. For the 2016 assessment year, the School District intervened in a total of twenty-two (22) assessment complaints filed with the Kane County Board of Review. Of the twenty-two (22) assessment complaints in which the School District intervened, sixteen (16) resulted in no change in the assessed value, five (5) resulted in the taxpayer receiving only a portion of the requested reduction, and one (1) resulted in the Board of Review increasing the assessed value. In total, taxpayers were requesting \$11,111,758 in assessment reductions, and only \$203,428 were granted.

In addition, to give some perspective on the overall trend in assessed values, the final 2015 assessed values for each of these properties is provided. The total assessed value of these twenty-two (22) properties increased from \$73,699,184 in 2015 to \$78,278,012 in 2016, a 6.2% increase.

Please let me know if you have any questions or would like any additional information regarding these matters.

2016 KANE COUNTY BOARD OF REVIEW HEARING RESULTS

Property Owner:	Property Address:	PIN(s):	2015 Final Assessment	2016 Original Assessment	2016 Requested Assessment	Requested Reduction	2016 Resulting Assessment	Resulting Reduction
IN Retail Fund Randall Square LL	1506-1596 Randall Road	12-08-426-048;12-08-428-001; -002; -004	8,130,796	8,551,972	8,237,800	-314,172	8,937,441	385,469
Geneva Nursing & Rehab	1101 East State Street	12-02-429-005; -009	1,248,209	1,619,610	999,900	-619,710	1,591,171	-28,439
BMO Harris Bank N.A.	1399 East State Street	12-01-303-025; -018	516,299	543,044	266,640	-276,404	543,044	0
Realty Income IL Properties	1777 S. Randall Road	12-09-352-003	1,446,289	1,419,793	1,166,550	-253,243	1,335,533	-84,260
Kaneville Rd. Joint Venture	2535 Sonderquist Court	12-08-200-017; -048	1,450,214	1,525,336	1,133,220	-392,116	1,525,336	0
Kaneville Rd. Joint Venture	2525 Kaneville Road	12-08-276-011	1,672,127	1,758,743	1,399,860	-358,883	1,758,743	0
PPG Industries, Inc.	1020 Olympic Drive	12-14-202-006	1,342,454	1,411,993	1,083,225	-328,768	1,411,993	0
Miner Enterprises	1200 East State Street	12-01-351-011; 12-11-226-003; 12-12-101-001	2,266,844	2,384,266	1,563,850	-820,416	2,267,583	-116,683
John Papaloannou	2323 Fargo Blvd.	12-09-151-006	598,920	629,944	433,290	-196,654	629,944	0
Walgreens	2100 West State Street	12-04-127-011; -017	781,050	821,509	416,958	-404,551	593,060	-228,449
Best Buy #387	1876 South Randall Road	12-17-226-020	1,698,243	1,786,212	1,166,550	-619,662	1,786,212	0
CDH-Delnor Health	296 South Randall Road	12-05-476-017	2,266,440	3,152,981	2,266,440	-886,541	3,152,981	0
LPF Geneva Commons LLC	Geneva Commons	12-05-228-009; -010	34,415,407	36,198,125	34,384,780	-1,813,345	36,198,125	0
CG Batavia Holdings LLC	200 Fabyan Parkway	12-15-276-001; -002	617,809	649,811	533,280	-116,531	649,811	0
Home Depot USA, Inc.	2111 South Randall Road	12-16-101-014	2,541,079	2,608,318	1,999,800	-608,518	2,477,252	-131,066
U.S. Bank, N.A.	808 West State Street	12-03-332-017; -018	397,649	418,246	273,306	-144,940	418,246	0
Radco Companies	350 - 420 Brittany Court	12-04-255-011	7,074,417	7,440,872	5,635,282	-1,805,590	7,440,872	0
Pepper Valley Apts. LLC	2215 Pepper Valley	12-04-329-045	1,648,478	1,733,869	1,489,269	-244,600	1,733,869	0
First American Bank	1789 South Randall Road	12-09-352-004	317,098	333,524	266,640	-66,884	333,524	0
VIP Batavia, LL	1701-1891 Fabyan Parkway	12-12-400-024	559,192	588,159	383,269	-204,890	588,159	0
HSWPB Enterprises	1300 Nagel Blvd.	12-14-176-037	453,259	476,738	356,631	-120,107	476,738	0
Johnson Controls Battery Group	300 S. Glengarry Drive	12-11-226-004	2,256,911	2,428,375	1,913,142	-515,233	2,428,375	0
Totals:			73,699,184	78,481,440	67,369,682	-11,111,758	78,278,012	-203,428