



Board of Review of Assessments

324 Main Street, Room 301
Peoria, Illinois 61602-1338
Phone: 672-6022 Fax : 672-6075

J. Greg Fletcher, Chairman: 495-5070
Sid Ruckriegel, Member: 495-5180
Joshua Smith, Member: 495-4850

April 25th 2025

ICC JC #514, CITY OF PEORIA, PEORIA LIBRARY, GREATER METRO AIRPORT AUTHORITY,
GREATER PEORIA MTD, PLEASURE DRIVEWAY PKD, **DUNLAP CUSD #323**, ATTORNEY FOR DUNLAP
CUSD #323, CITY TWP ASSESSOR, PEORIA COUNTY TREASURER

RE: 2024 Assessment Reductions In
Excess of \$100,000 Assessed Value

To Whom it May Concern:

In accordance with Illinois State Statutes, the Peoria County Board of Review is required to notify all affected taxing districts shown on the last available tax bill of any tax objection filed which involves a change in assessed valuation of \$100,000.00 or more.

This letter will serve to inform you that the following appellant has filed a **2024 Property Tax Appeal Board case** on the following parcel:

<u>TAX ID NUMBER</u>	<u>OWNER</u>	<u>ADDRESS</u>
14-06-201-002	RGM LLC	8800 N ALLEN RD, 61614
14-05-352-013	BT LAND TRUST	1801 W PIONEER PKY, 61616

A copy of the PTAB10-A form the appellant submitted has been attached for your review.

Very truly yours,

BOARD OF REVIEW OF ASSESSMENTS

J. Greg Fletcher, Chairman

Sid Ruckriegel, Member

Joshua Smith, Member

Attachment
ptab-over-ltr\24-02246 & 24-02252.doc

COMMERCIAL APPEAL

State of Illinois – Property Tax Appeal Board (PTAB)

Assessment Year 2024

COPY

See page 5 for instructions; also, information on how to complete this form can be found at www.ptab.illinois.gov

Section I

HEARING OPTIONS -- If neither box is checked, your appeal may be decided based on the evidence submitted. PLEASE CHECK ONE:

- ☐ I would like the PTAB to determine the correct assessment based on the evidence submitted. (This may expedite resolution of the appeal.)
☒ I would like to present my case in person at a hearing. (Note: Location, date, and time will be determined by the PTAB.)

Section II

Appellant (Taxpayer or Owner) Information

Last Name RGM LLC
 First Name Landwirth
 Address Line 1 7625 N University Street
 Address Line 2 _____
 City Peoria
 State IL ZIP 61614
 Telephone 309-282-1545
 Email Address retaxappeals@kepplelawllc.com

Attorney for Appellant

Last Name Kepple
 First Name Casey
 Firm Name Kepple Law Group, LLC
 Address Line 1 5901 N. Knoxville Avenue
 Address Line 2 Suite 101
 City Peoria
 State IL ZIP 61614
 Telephone 309-282-1545
 Email Address retaxappeals@kepplelawllc.com

1a Petition is hereby made to appeal for property located in Peoria County from:

a) The final, written decision of the County Board of Review dated 01/31/2025 or
 transmittal date of _____ (Cook County only).

OR

b) The favorable decision of the Property Tax Appeal Board (PTAB) dated _____.

2a Parcel Number 14-06-201-002 Township Peoria City
 Address of property 8800 N. Allen Road Peoria, IL 61614

2b If appellant is other than an owner, give name and address of owner. Name _____
 Address Line 1 _____ Address Line 2 _____
 City _____ State _____ ZIP _____

2c Assessment(s) of the property for the assessment year by parcel number: ☐ Multi-Parcel Appeal
 (Use the "Addendum to Petition" form for multiple parcels found at www.ptab.illinois.gov along with special instructions if 50 parcels or more.)

1. Board of Review or
 Assessor Assessment: Land 261,120 Impr./Building 426,560 Total 687,680
 2. Appellant Assessment Request: Land 261,120 Impr./Building 290,880 Total 552,000

ALWAYS complete lines 1 and 2 above for the assessment year being appealed. Line #1 information is available from the Supervisor of Assessments/County Assessor or the Board of Review offices, or may be on the Notice itself.

2d This appeal is based on the following evidence (you must check all applicable boxes):

- | | |
|---|---|
| <input type="checkbox"/> Recent sale – complete Section IV | <input type="checkbox"/> Assessment equity – complete Section V |
| <input checked="" type="checkbox"/> Comparable sales – complete Section V | <input type="checkbox"/> Recent construction – complete Section VI |
| <input type="checkbox"/> Contention of law – submit legal brief | <input type="checkbox"/> Recent appraisal (enclose complete copy(s) of the appraisal) |

Evidence:

- ☒ I certify this completed form along with enclosed evidence completes my appeal filing **OR**
☐ I hereby request an extension of time to submit my evidence. Days requested: _____

2e Date 2/28/2025 | 11:52 AM CST

Signed by: _____
 Signature Casey C. Kepple
 6D3E3C84D1C043F Attorney or Appellant only