


STUART L. WHITT
RICHARD T. PETESCH
JOSHUA S. WHITT
SARAH S. MILLER
BRIAN R. BARE
BRITTANY F. THEIS
AMANDA J. ADKISON

MEMORANDUM

TO: Ms. Donna Oberg, Assistant Superintendent for Business

FROM: Joshua S. Whitt 

SUBJECT: Invesco Realty Advisors - 2012 PTAB Appeal
Best Buy Corporation - 2012 PTAB Appeal

DATE: October 2, 2013

The School District recently received notice from the Kane County Board of Review of two (2) new property tax assessment appeals filed with the Property Tax Appeal Board relative to the 2012 assessment year.

The first notice is of an appeal filed by Invesco Realty Advisors contesting the assessment of the Geneva Commons Shopping Center. In this appeal, Invesco is seeking an \$8.5 Million reduction in its 2012 assessed value, which results in refund exposure for the School District of approximately \$523,000. This property is located in Geneva Township and is subject to the provisions of the Geneva Township PTAB IGA. 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 appeal. This is by far the largest property tax appeal we have seen from Geneva Township. The assessed value placed on the Geneva Commons Shopping Center by the Kane County Board of Review reflects a fair market value of \$90.3 Million and Invesco is advocating a fair market value of only \$72.2 Million. However, the property was reportedly sold last month for \$124.5 Million with both the buyer and seller indicating that the price paid was reflective of market

value. Therefore, based upon our initial investigation there appears to be little if any merit to Invesco's claim.

The second notice is of an appeal filed by Best Buy Corporation for its store located on Randall Road in Geneva. In this appeal, Best Buy is requesting a \$413,435 assessment reduction for 2012. If Best Buy were successful in this appeal, it would result in a \$25,233 refund from the School District. This property is also located in Geneva Township and subject to the provisions of the Geneva Township PTAB IGA. The reduction requested in this appeal exposes the members of Geneva Township PTAB IGA to approximately \$31,803 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 their proportionate share of the total cost of the appeal.

Along with this memorandum are resolutions authorizing intervention in the 2012 Invesco appeal and the 2012 Best Buy appeal for the Board of Education's consideration at its October 15th 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 three fully executed copies of each resolution.

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