



Board of Review of Assessments

324 Main Street, Room 301
Peoria, Illinois 61602-1338
Phone: 309-672 -6022

J. Greg Fletcher, Chairman: 495-5070
Sid Ruckriegel, Member: 495-5180
Patrick O'Shaughnessy, Member: 495-4850

April 1st 2026

ICC JC #514, CITY OF PEORIA TREASURER, PEORIA LIBRARY, GREATER PEORIA METRO AIRPORT, GREATER PEORIA MTD, GREATER PEORIA SANITARY DIST, PLEASURE DRIVEWAY PARK DISTRICT, DUNLAP SCHOOL DIST. #323, ATTORNEY FOR DUNLAP SCHOOL DIST. #323, CITY OF PEORIA TOWNSHIP ASSESSOR, PEORIA COUNTY, PEORIA COUNTY TREASURER

RE: 2025 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 serves to inform you that the following appellant has filed a 2025 Property Tax Appeal Board Case on the following parcel(s).

| <u>TAX ID NUMBER</u> | <u>APPELLANT</u> | <u>ADDRESS</u> |
|----------------------|--|--------------------------------|
| 13-11-176-010 | PEORIA NEW MALL LLC | 5207 W WAR MEMORIAL DR, 61615 |
| 13-11-176-012 | PEORIA NEW MALL LLC | 5201 W WAR MEMORIAL DR, 61615 |
| 13-11-326-012 | UNIVERSAL POOL CO INC aka GREAT ESCAPE | 5000 W HOLIDAY DR, 61615 |
| 14-07-100-023 | BERG PEORIA LLC | 3015 W WILLOW KNOLLS RD, 61615 |
| 14-07-251-010 | BERG PEORIA LLC | 2311 W WILLOW KNOLLS RD, 61614 |
| 14-07-251-013 | BERG PEORIA LLC | 2207 W WILLOW KNOLLS RD, 61615 |

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

Patrick O'Shaughnessy, Member

Attachment:2025 ptab=over-1tr

RESOLUTION NO. _____

Dunlap Community Unit School District No. 323
Dunlap, IL

_____, 2026

WHEREAS, the owner (Peoria New Mall, LLC) of Parcel No. 13-11-176-010 (the “Property”) has filed a complaint with the Peoria County Board of Review (the “Board of Review”) for the purpose of challenging the assessed value assigned to the Property; and

WHEREAS, Dunlap Community Unit School District No. 323 (“District”) has objected to the change in assessed value; and

WHEREAS, the Board of Review has affirmed the assessment originally assigned to the Property; and

WHEREAS, the owner of the Property has appealed the decision of the Board of Review to the Illinois Property Tax Appeal Board (“PTAB”); and

WHEREAS, it is in the best interests of the District to intervene in the proceedings currently pending before PTAB; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF DUNLAP COMMUNITY UNIT SCHOOL DISTRICT NO. 323, PEORIA COUNTY, ILLINOIS, THAT the Attorney for the District is hereby authorized and directed to obtain an appraisal for the Property and petition for leave to intervene in the proceeding involving the assessment of the Property, which proceeding is identified as Docket No. 25-02834 currently pending before the Illinois Property Tax Appeal Board.

APPROVED:

President

ATTEST:

Secretary

RESOLUTION NO. _____

Dunlap Community Unit School District No. 323
Dunlap, IL

_____, 2026

WHEREAS, the owner (Peoria New Mall, LLC) of Parcel No. 13-11-176-012 (the “Property”) has filed a complaint with the Peoria County Board of Review (the “Board of Review”) for the purpose of challenging the assessed value assigned to the Property; and

WHEREAS, Dunlap Community Unit School District No. 323 (“District”) has objected to the change in assessed value; and

WHEREAS, the Board of Review has affirmed the assessment originally assigned to the Property; and

WHEREAS, the owner of the Property has appealed the decision of the Board of Review to the Illinois Property Tax Appeal Board (“PTAB”); and

WHEREAS, it is in the best interests of the District to intervene in the proceedings currently pending before PTAB; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF DUNLAP COMMUNITY UNIT SCHOOL DISTRICT NO. 323, PEORIA COUNTY, ILLINOIS, THAT the Attorney for the District is hereby authorized and directed to obtain an appraisal for the Property and petition for leave to intervene in the proceeding involving the assessment of the Property, which proceeding is identified as Docket No. 25-02829 currently pending before the Illinois Property Tax Appeal Board.

APPROVED:

President

ATTEST:

Secretary

COMMERCIAL APPEAL

State of Illinois – Property Tax Appeal Board (PTAB)

COPY



Assessment Year 2025

See page 5 for instructions; also, information on how to complete this form can be found at 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 Peoria New Mail LLC
 First Name _____
 Address Line 1 980 N Michigan, Suite 1660
 Address Line 2 _____
 City Chicago
 State IL ZIP 60611
 Telephone 312-566-5855
 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 01/31/2026 or transmittal date of _____ (Cook County only).

OR

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

2a Parcel Number 13-11-176-010 Township Peoria City
 Address of property 5207 W War Memorial, Peoria, IL

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 <u>886,910</u> | Impr./Building <u>1,866,560</u> | Total <u>2,753,470</u> |
| 2. Appellant Assessment Request: | Land <u>886,910</u> | Impr./Building <u>1,686,430</u> | Total <u>2,573,340</u> |

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):

- Recent sale – complete Section IV
- Comparable sales – complete Section V
- Contention of law – submit legal brief
- Assessment equity – complete Section V
- Recent construction – complete Section VI
- 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 2/18/2026 | 12:20 PM CST

Signed by: _____
 Signature Casey C. Kepple
AF12EA1B1F5946C, Attorney or Appellant only

COMMERCIAL APPEAL

State of Illinois – Property Tax Appeal Board (PTAB)

COPY



Assessment Year 2025

See page 5 for instructions; also, information on how to complete this form can be found at 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 Peoria New Mall LLC
 First Name _____
 Address Line 1 980 N Michigan, #1660
 Address Line 2 _____
 City Chicago
 State IL ZIP 60611
 Telephone 312-566-5855
 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 01/31/2026 or transmittal date of _____ (Cook County only).

OR

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

2a Parcel Number 13-11-176-012 Township Peoria City
Address of property 5201 W War Memorial, Peoria, IL

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 1,005,050 Impr./Building 1,041,540 Total 2,046,590

2. Appellant Assessment Request: Land 1,005,050 Impr./Building 907,617 Total 1,912,667

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):

- Recent sale – complete Section IV
- Comparable sales – complete Section V
- Contention of law – submit legal brief

- Assessment equity – complete Section V
- Recent construction – complete Section VI
- 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 2/18/2026 | 11:27 AM CST

Signed by: _____
 Signature Casey C Kepple
AF12EA181F5846C, Attorney or Appellant only