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**MEMORANDUM**

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TO: Dr. Dean T. Romano, Assistant Superintendent for Business Services

FROM: Joshua S. Whitt 

SUBJECT: Property Tax Appeal Board Appeals

DATE: August 8, 2018

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The School District recently received notice of three (3) property tax assessment appeals filed with the State of Illinois Property Tax Appeal Board (PTAB) relative to the 2017 assessment year. All three (3) of the properties have appeals currently pending before the PTAB for the 2016 assessment year in which the School District has intervened.

**2017 Miner Enterprises, Inc. PTAB Appeal**

Miner Enterprises has filed another appeal with the PTAB relative to the assessed value of its property located at 1200 E. State Street. Similar to the 2016 appeal, Miner Enterprises is requesting that the PTAB reduce the 2017 assessed value from \$2,298,649 to \$1,866,480, a total reduction of \$432,169. This property is subject to the provisions of the Geneva Township PTAB IGA. The assessed value reduction requested for 2017 exposes the members of the PTAB IGA to approximately \$33,000 in total property tax refunds, with the School District's refund exposure representing \$26,100 of that total. Pursuant to the IGA, intervention was put to a vote and a majority of the Taxing Bodies 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 participating Taxing Bodies is required to pay its proportionate share of the total cost of the intervention effort.



**2017 Kaneville Road Joint Venture Inc. PTAB Appeal (2625 Kaneville Road)**

As it did relative to the 2016 assessment year, Kaneville Road Joint Venture Inc. filed appeals challenging the 2017 assessed values assigned to the properties located at 2625 Kaneville Road and 2535 Soderquist Road (*discussed below*). As you may recall, these two properties are adjacent to one another and both are occupied, for the most part, by Fox Valley Orthopedics. In the 2017 appeal, Kaneville Road Joint Venture is requesting a \$382,978 reduction in the 2017 assessed value assigned to the Kaneville Road property. This appeal is subject to the provisions of the Geneva Township PTAB IGA. The requested assessed value reduction generates approximately \$29,250 in total property tax refund exposure for the Taxing Bodies covered by the IGA, with the School District representing approximately \$23,130 of the total refund exposure. Pursuant to the IGA, intervention was put to a vote of the members and a majority of the Taxing Bodies 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 intervention effort.

**2016 Kaneville Road Joint Venture Inc. PTAB Appeal (2535 Soderquist Road)**

In the 2017 Soderquist Road appeal, Kaneville Road Joint Venture is requesting a \$413,013 reduction in assessed value. This appeal is also subject to the provisions of the Geneva Township PTAB IGA. The requested assessed value reduction generates approximately \$31,550 in total property tax refund exposure, with the School District representing approximately \$24,940 of the total refund exposure. Pursuant to the IGA, intervention was put to a vote of the members and a majority of the Taxing Bodies 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 intervention effort.

Along with this memorandum are resolutions authorizing intervention in the three (3) PTAB appeals discussed above for the Board of Education's consideration at its August 13 meeting. The resolutions authorize our office to intervene in the appeals and to represent the School District's interests in these appeals. If the resolutions meet with the Board of Education's approval, please provide our office with executed copies of each resolution following the meeting.

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