

**Livingston County Board of Review
Minutes – December 2, 2020**

The Board of Review convened at 9:00am. Present were Jim Patten, Linda Dionne, Nancy Giovanini, and Shelly Renken.

The Board approved the minutes from the previous meeting as written with no additions or corrections.

The Board of Review had two hearings:

#22 25-03-353-052 James Olson

The subject is a scrap yard/metal recycling business located in Fairbury. The property was purchased in November of 2019 for \$200,000. A 50-ton scale was purchased new by the owner and installed for a total cost of \$75,000 including the ground prep work. He believes the scale should be personal property. Mr. Olson stated the actual price paid was \$500,000. \$200,000 for the property, \$200,000 for inventory, \$50,000 for the business and \$50,000 for equipment.

The Board asked if the property was listed for sale by the previous owner. Mr. Olson stated the previous owner was advertising by word of mouth to other business owners. Mr. Olson said he was told the property was sold about 6 months prior, but financing fell through.

Mr. Olson owns two other sites in Illinois. He said obtaining financing for this type of business is very difficult due to environmental issues that may be attached to properties of this type.

The Board adjusted the scale size to 50 ton reducing the market value to \$265,312.

#32 15-22-403-018 Greater Livingston County Arts Council

Two board members, Vickie Fitzgerald and Brenda Thompson, attended the hearing. The subject is a 2sty brick building with 5248 total sf built in 1915. The building was rehabbed by the City of Pontiac in 2019, then sold to the Arts Council for \$50,000. The property was never listed for sale and has had no appraisals done on it. According to Mrs. Fitzgerald, the improvements made to the building were all cosmetic. She does not believe the building would sell for \$150,000 if it were put on the market.

She compared the subject building to the following properties stating their assessed value had decreased over the last 10 years, while their property had increased.

15-22-404-018	Sold 7/22/20 - \$95,000
15-22-403-009	Sold 6/12/20 - \$80,000
15-22-411-007	Sold 8/21/20 - \$67,000

The Board noted that none of the comparables listed had been remodeled in the last few years like the subject was.

Mrs. Fitzgerald also questioned the tax exemption application that had been filed in 2019 and 2020. She had been told that the County had requested the application be denied. The Clerk showed the board members the notes written on the 2019 application showing their recommendation to approve the exemption for the months the Arts Council owned the property in 2019. The application was then denied by the Department of Revenue. The Clerk explained the process to the board members so they better understood the steps involved. The 2020 application has already been submitted to the Department of Revenue for review.

The Board asked the Clerk to check with the Township Assessor to see if he had physically inspected the building and report back to them.

The Board also approved the following changes:

13-27-201-024	Dollar General	New store comp 10/26/20
15-14-309-012	Heller	New house comp 12/1/20
17-23-11-200-001	Immke	Delete O/O – House demo'd

The Board of Review also reviewed a PTAX-300 filed by the Village of Flanagan on 13-22-251-005. The subject property is a vacant lot deeded to the Village from Ortega's in 2018. However, the deeds were not recorded until 1/2/2020. The Board approved the exemption.

The Board will reconvene Monday, December 7, 2020 at 9:15am.

Respectfully submitted by,
Shelly Renken
Clerk of the Board of Review