

# **Newport Township**

## **Tax Year: 2025**

Nathan Herbst \_\_\_\_\_

Maria Helm \_\_\_\_\_

Vic Singh \_\_\_\_\_

ID	Township	PIN	Review Date	Property Class	Case No	Appear by Letter	No Contest	Owner	Situs Address	Situs Unit	Situs City	TWP AV Land Settlement Offer	TWP AV Bldg Settlement Offer	TWP AV Total Settlement Offer	BOR AV Land Settlement Offer	BOR AV Bldg Settlement Offer	BOR AV Total Settlement Offer	Date Decided (Settlement Offer)
1	03 - Newport	0313300005		COM	25014737			GREGORY P ROLAND TTEE	13720 21ST ST		WADSWORTH							
2	03 - Newport	0313300024		COM	25014737		No Contest	GREGORY P ROLAND TTEE	13664 21ST ST		WADSWORTH							
3	03 - Newport	0313300029		COM	25014737			GREGORY P ROLAND TTEE	13669 IL ROUTE 173		WADSWORTH							
4	03 - Newport	0313401029		RES	25007429	Letter		MARIO RUIZ PATTY J VARGAS	13116 21ST ST		WADSWORTH							
5	03 - Newport	0313401078		RES	25012815	Letter		NESSI, JOSEPH P	41261 BLACKHAWK TRL		WADSWORTH							
6	03 - Newport	0314100011		FA	25014795	Letter		SEA CHANGE LLC	14970 IL ROUTE 173		ZION							
7	03 - Newport	0316200049		FA	25013390			NICOLO F SPATAFORA DECLARATION OF TRUST	41665 MILL CREEK RD		WADSWORTH							
8	03 - Newport	0321400020		RES	25014932			CAROLE ALLGAUER PETER S KOMAN JR	16054 KELLY RD		WADSWORTH							
9	03 - Newport	0325101025		RES	25008007		No Contest	NICHOLAS ZENER	39863 MAUSER DR		WADSWORTH							
10	03 - Newport	0325207027		RES	25012831	Letter		IMPERIAL, GLEASON	39526 QUEENSBURY LN		BEACH PARK							
11	03 - Newport	0325303003		RES	25008433	Letter		TR AGT UDT 06/21/2023 TR# 39375	39375 DELANY RD		WADSWORTH							
12	03 - Newport	0325303005		RES	25006991	Letter	No Contest	CRAIG J DEBBIE M MCDONALD, CO-TTEES	39315 DELANY RD		WADSWORTH							
13	03 - Newport	0325404010		RES	25009812			JOHN S ROSE M DORNIK REV TR UTD 12/7/2	13274 MARTIN ST		WADSWORTH							
14	03 - Newport	0325409099		RES	25010485	Letter		CARLIN, MARIA	39410 CASTLEFORD LN		BEACH PARK							
15	03 - Newport	0325409102		RES	25011478	Letter		SAJI & MERCY JOHN	39380 CASTLEFORD LN		BEACH PARK							
16	03 - Newport	0325409105		RES	25013948	Letter		ALVARO BUSTOS MARIA E LEMUS	39350 CASTLEFORD LN		BEACH PARK							
17	03 - Newport	0325410009		RES	25014210			MARCHESCI, PAUL J REBECCA	13154 YORKSHIRE LN		BEACH PARK							
18	03 - Newport	0325412031		RES	25012917	Letter		DAVID DURELL JOHNSON JR, TTEE U/T/D	13108 WAKEFIELD DR		BEACH PARK							

ID	Hearing Date	Current Land AV	Current Bldg AV	Current Total AV	BOR Land AV	BOR Bldg AV	BOR Total AV	Change Amount	BOR Findings Reason 1	BOR Findings Reason 2	BOR Findings Reason 3
1	12-Nov-25	52,452	17,239	69,691	52,452	17,239	69,691	0	N/C. Insufficient Evidence - EVIDENCE PRESENTED BY THE APPELLANT WAS 0 CONSIDERED INSUFFICIENT TO WARRANT A REDUCTION.		
2		50,704	0	50,704	50,704	0	50,704	0	N/C. Insufficient Evidence - EVIDENCE PRESENTED BY THE APPELLANT WAS 0 CONSIDERED INSUFFICIENT TO WARRANT A REDUCTION.		
3	12-Nov-25	190,902	127,952	318,854	190,902	127,952	318,854	0	N/C. Insufficient Evidence - EVIDENCE PRESENTED BY THE APPELLANT WAS 0 CONSIDERED INSUFFICIENT TO WARRANT A REDUCTION.		
4		74,086	43,261	117,347	74,086	40,903	114,989	-2,358	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
5	22-Oct-25	29,292	128,177	157,469	29,292	128,177	157,469	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT 0 BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		
6	22-Oct-25	16,311	144,312	160,623	16,311	144,312	160,623	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT 0 BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		
7	22-Oct-25	162,984	52,486	215,470	33,042	51,518	84,560	-130,910	Evidence and Testimony - THE CHANGE IS BASED ON THE EVIDENCE AND TESTIMONY FROM THE APPELLANT.		
8	22-Oct-25	70,280	210,345	280,625	70,280	210,345	280,625	0	N/C. Insufficient Evidence - EVIDENCE PRESENTED BY THE APPELLANT WAS 0 CONSIDERED INSUFFICIENT TO WARRANT A REDUCTION.		
9		41,950	155,710	197,660	41,950	133,032	174,982	-22,678	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
10	22-Oct-25	24,718	83,380	108,098	24,718	83,380	108,098	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT 0 BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		
11	22-Oct-25	29,935	129,554	159,489	29,935	129,554	159,489	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT 0 BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		
12		29,935	141,106	171,041	29,935	131,435	161,370	-9,671	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
13	22-Oct-25	30,458	87,096	117,554	30,458	87,096	117,554	0	N/C. Insufficient Evidence - EVIDENCE PRESENTED BY THE APPELLANT WAS 0 CONSIDERED INSUFFICIENT TO WARRANT A REDUCTION.		
14	22-Oct-25	21,902	99,949	121,851	21,902	99,949	121,851	0	N/C. Insufficient Evidence - EVIDENCE PRESENTED BY THE APPELLANT WAS 0 CONSIDERED INSUFFICIENT TO WARRANT A REDUCTION.	N/C. Sale of Subject Property - NO REDUCTION IS WARRANTED AS THE RECENT SALE OF THE SUBJECT PROPERTY IS THE BEST INDICATION OF MARKET VALUE.	
15	22-Oct-25	23,699	121,062	144,761	23,699	121,062	144,761	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
16	22-Oct-25	25,715	109,430	135,145	25,715	109,430	135,145	0	N/C. Insufficient Evidence - EVIDENCE PRESENTED BY THE APPELLANT WAS 0 CONSIDERED INSUFFICIENT TO WARRANT A REDUCTION.		
17	22-Oct-25	21,282	113,349	134,631	21,282	113,349	134,631	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT 0 BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		
18	12-Nov-25	23,677	88,810	112,487	23,677	88,810	112,487	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT 0 BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		

ID	Township	PIN	Review Date	Property Class	Case No	Appear by Letter	No Contest	Owner	Situs Address	Situs Unit	Situs City	TWP AV Land Settlement Offer	TWP AV Bldg Settlement Offer	TWP AV Total Settlement Offer	BOR AV Land Settlement Offer	BOR AV Bldg Settlement Offer	BOR AV Total Settlement Offer	Date Decided (Settlement Offer)
19	03 - Newport	0326101005		RES	25009849			GIBSON FARMS LLC	39636 KILBOURNE RD		WADSWORTH							
20	03 - Newport	0326101015		RES	25012955		No Contest	MARCEL HILL MARIA L HILL	14734 CONCORD CT		WADSWORTH							
21	03 - Newport	0326101016		RES	25012958		No Contest	MARCEL HILL MARIA L HILL	14708 CONCORD CT		WADSWORTH							
22	03 - Newport	0326201004		RES	25009771	Letter		SCHMIDT, JOHN ROBERT	14140 DEER CREEK RD		WADSWORTH							
23	03 - Newport	0326202003		RES	25013578	Letter		ENQVIST, HENRIK M	14382 ANDOVER RD		WADSWORTH							
24	03 - Newport	0326203003		RES	25011962	Letter		MAX & MARY DEKIRMANDJIAN, CO-TRUSTEES	14264 ANDOVER RD		WADSWORTH							
25	03 - Newport	0326301003		RES	25009775	Letter		MAE SMITH TRUSTEE	14913 CONCORD CT		WADSWORTH							
26	03 - Newport	0326401020		RES	25007637	Letter		MENDEZ, DANIEL	14280 SHERYL LYNN DR		WADSWORTH							
27	03 - Newport	0326401031		RES	25015021	Letter		ARIZMENDI-HERSON, ANDREW D	39305 KILBOURNE RD		WADSWORTH							
28	03 - Newport	0327102004		RES	25007497	Letter	No Contest	DUBEY, PANKAJ ANAMIKA	39615 ORCHARD BLUFF LN		WADSWORTH							
29	03 - Newport	0328400022		RES	25014355	Letter		ALEKSANDR VORONENKO VIRA KONCHAK	39275 DILLEYS RD		WADSWORTH							
30	03 - Newport	0334200045		RES	25011423		No Contest	THOMAS A GLUSIC TRUSTEE UTD 02/02/2016	15245 WADSWORTH RD		WADSWORTH							
31	03 - Newport	0334200050		RES	25011423			THOMAS A GLUSIC TRUSTEE UTD 02/02/2016	15173 WADSWORTH RD		WADSWORTH							
32	03 - Newport	0335104002		RES	25013470			RAITZER, THOMAS J	38709 OAKCREST LN		WADSWORTH							
33	03 - Newport	0335104008		RES	25014353	Letter		FERRIS, SAUL M.	38591 ARBOR CT		WADSWORTH							
34	03 - Newport	0335104014		RES	25014344	Letter		NISIPEANU, EUGENE	38526 OAKCREST LN		WADSWORTH							

ID	Hearing Date	Current Land AV	Current Bldg AV	Current Total AV	BOR Land AV	BOR Bldg AV	BOR Total AV	Change Amount	BOR Findings Reason 1	BOR Findings Reason 2	BOR Findings Reason 3
19	22-Oct-25	102,719	191,772	294,491	79,992	191,772	271,764	-22,727	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
20		31,741	0	31,741	16,498	0	16,498	-15,243	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
21		31,732	0	31,732	21,664	0	21,664	-10,068	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
22	22-Oct-25	40,367	156,843	197,210	40,367	156,843	197,210	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
23	12-Nov-25	33,260	158,272	191,532	33,260	158,272	191,532	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
24	22-Oct-25	39,579	152,696	192,275	39,579	152,696	192,275	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
25	22-Oct-25	33,939	242,183	276,122	33,939	242,183	276,122	0	N/C. Comps Considerably Different - AFTER CAREFULLY EXAMINING THE EVIDENCE, THE BOARD FINDS THAT THE COMPARABLES PRESENTED BY THE APPELLANT ARE VERY DIFFERENT FROM THE SUBJECT.		
26	22-Oct-25	30,705	111,846	142,551	30,705	111,846	142,551	0	N/C. Comps Considerably Different - AFTER CAREFULLY EXAMINING THE EVIDENCE, THE BOARD FINDS THAT THE COMPARABLES PRESENTED BY THE APPELLANT ARE VERY DIFFERENT FROM THE SUBJECT.		
27	22-Oct-25	40,566	80,839	121,405	40,566	80,839	121,405	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
28		67,000	223,913	290,913	67,000	220,349	287,349	-3,564	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
29	22-Oct-25	114,175	0	114,175	61,195	0	61,195	-52,980	Recent Purchase Price - THE CHANGE REFLECTS THE RECENT PURCHASE PRICE, WHICH THE BOARD FINDS TO BE A GOOD INDICATION OF MARKET VALUE.		
30	22-Oct-25	14,250	0	14,250	14,250	0	14,250	0	N/C. Land and Bldg Constitute One Value - THE BOARD OF REVIEW CONSIDERS THE TOTAL ASSESSMENT TO BE ONE SINGLE VALUATION. THE BOARD FINDS THE LAND VALUE TO BE EQUITABLE TO ALL CONTIGUOUS OR MULTI-PIN PARCELS		
31	22-Oct-25	9,973	104,758	114,731	9,973	100,447	110,420	-4,311	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
32	22-Oct-25	50,479	152,728	203,207	50,479	152,728	203,207	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
33	22-Oct-25	66,612	199,004	265,616	66,612	199,004	265,616	0	N/C. Comps Considerably Different - AFTER CAREFULLY EXAMINING THE EVIDENCE, THE BOARD FINDS THAT THE COMPARABLES PRESENTED BY THE APPELLANT ARE VERY DIFFERENT FROM THE SUBJECT.		
34	22-Oct-25	54,851	145,751	200,602	54,851	145,751	200,602	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		

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35	03 - Newport	0335104021		RES	25009776	Letter		DANOS, BASIL P	38791 OAKCREST LN		WADSWORTH							
36	03 - Newport	0335203017		RES	25007817	Letter		TRAYNOFF, ROBERT	38830 RED OAK TER		WADSWORTH							
37	03 - Newport	0335304024		RES	25011479	Letter		HATTON, DAVID A	38155 GOLF LANE DR		WADSWORTH							
38	03 - Newport	0335304037		RES	25007935	Letter		METCALF, RUSS	14681 BIRCH LN		WADSWORTH							
39	03 - Newport	0336214002		RES	25007495	Letter	No Contest	BERGSTROM, RICHARD	13139 PICKFORD ST		WADSWORTH							
40	03 - Newport	0336215003		RES	25013949	Letter		MASON, CASSANDRA J	13108 CHAPLIN ST		WADSWORTH							
41	03 - Newport	0336227005		RES	25014473	Letter		HPA BORROWER 2016-1 LLC	38513 MAGNOLIA AVE		WADSWORTH							

ID	Hearing Date	Current Land AV	Current Bldg AV	Current Total AV	BOR Land AV	BOR Bldg AV	BOR Total AV	Change Amount	BOR Findings Reason 1	BOR Findings Reason 2	BOR Findings Reason 3
35	22-Oct-25	38,754	157,863	196,617	38,754	157,863	196,617	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
36	22-Oct-25	35,884	97,936	133,820	35,884	97,936	133,820	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		
37	22-Oct-25	38,906	158,882	197,788	38,906	158,882	197,788	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
38	22-Oct-25	40,423	152,145	192,568	40,423	152,145	192,568	0	N/C. Sales Comps - THE BOARD'S RESPONSIBILITY IS TO ANALYZE SALES OF SIMILAR PROPERTIES. THE BOARD FINDS A PREPONDERANCE OF EVIDENCE DOES NOT WARRANT A REDUCTION.		
39		25,648	171,842	197,490	25,648	139,834	165,482	-32,008	Assessor's Request - CHANGE PER THE ASSESSOR'S REQUEST. THE BOARD FINDS NO FURTHER REDUCTION IS WARRANTED.		
40	22-Oct-25	32,336	120,851	153,187	32,336	120,851	153,187	0	N/C. Insufficient Evidence - EVIDENCE PRESENTED BY THE APPELLANT WAS CONSIDERED INSUFFICIENT TO WARRANT A REDUCTION.		
41	22-Oct-25	12,155	70,762	82,917	12,155	70,762	82,917	0	N/C. Practical Uniformity - ANALYSIS OF THE COMPARABLES SUBMITTED INDICATES THAT THE ASSESSMENT OF THE SUBJECT PROPERTY ON A PRICE PER SQUARE FOOT BASIS FALLS WITHIN AN ACCEPTABLE RANGE.		