2025 Session of the Board of Review

Meeting Minutes for April 9, 2026: 9:20 a.m.

Williamson County Board Room

407 N. Monroe St. Suite 221

Marion, IL 62959

1. **Call to Order**

   Chairman Atkisson called the meeting to order at 9:20 am.

   Members physically present: Atkisson & Rasor

   Members virtually present: None

   Members absent: Marlo

   Others present: Clerk Smith, Deputy Clerk Lisa Henson

2. **Public Comment on Agenda Items**

   There was no public comment on agenda items.

3. **Review and Approval of Minutes**

   No minutes were submitted for approval.

4. Hearings / Scheduled Items

Time | Docket #| PIN | Applicant

- 9:00 · 2025-1 · 11-31-182-005 & 006 · Randy Tiffey
    - Hearing postponed to a later date.
- 9:20 · 2025-2 · 01-24-463-018 · Bryan Atterbery
    - Appellant paid $85,000 on 8/16/24 with home needing a remodel. It is my opinion that the board adjust the assessment to the appraisal amount for 2025 then I will readjust for 2026. When was home livable?
      Atkisson / Rasor: Move to $29,000 total assessed value for 2025. Adjust to 50% of $265K in 2026.
- 9:40 · 2025-3 · 11-06-400-033 · Steven & Jacquelene McKinney
    - Appellant added an 864 SF Shed with living space. I believe that the mini home was overvalued, but the total MV is there. 400K for just the home and the land IMO.

      Atkisson / Rasor: Move to $110,000 total market value.
- 10:00 · 2025-4 · 06-24-228-007 · Padra Franks (Yellow Door)
    - Appellant says home was valued for too many months for 2024. Should have come in for Board in 2024. Need proof of when home was completed. We have pics from June of 2024 where home looks complete.

      Atkisson / Rasor: Current Assessed Value confirmed. No Change.
- 10:40 · 2025-5 · 07-19-131-008 · Eliuth Munguia
    - Appellant says home is not in great shape, ceilings falling down. Pics provided. Home is worth $265K minimum renovated. Appellant was not present. Tentative decision made.

      Atkisson / Rasor: Current Assessed Value confirmed. No Change.
- 11:00 · 2025-6 · 12-36-227-005 · Michael Church
    - Appellant says new MH valued too high for Stonefort.

      Atkisson / Rasor: Move to $85,300 total market value.
- 11:20 · 2025-7 · 01-29-200-025 · Esther Dixon
    - Appellant wonders why taxes went up so much in 2024. No building value on parcel prior to 2024. Portable shed added used as a salon. Old MH here as well. MH livable? Conservation Stewardship applied.

      Atkisson / Rasor: Move homesite land to $18,000 market value. Building value ok.

4. Hearings / Scheduled Items

Time | Docket #| PIN | Applicant

- 1:20 · 2025-8 · 06-06-400-016 · Lee Webb (MRN Self Storage)
    - Subject property is a new storage unit facility with an office and attached warehouse. Appellant says construction costs were 2,921,982.

      Atkisson / Rasor: Move to $3,600,000 total market value.
- 1:40 · 2025-9 · 01-07-476-018 · Karen Hemphill
    - Appellant says pole building need to be reassessed and "separated?"

      Atkisson / Rasor: Current Assessed Value confirmed. No Change. Certificate of Error needs processed for 2024 due to Senior Freeze base value being entered incorrectly

Exempt Property Recommendations

None

Docket | PIN | Applicant

None

6. Additional Business

None

7. Public Comment on Non-Agenda Items

None

8. Adjournment / Recess Until:

April 10, 2026 at 9:00 a.m.