2025 Session of the Board of Review

Meeting Minutes for May 13, 2026: 9:00 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 9:00 am.

   Members physically present: Atkisson, Rasor & Marlo

   Members virtually present: None

   Members absent: None

   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**

   Minutes from 5/6/26 were reviewed and passed unanimously.

4. **Hearings / Scheduled Items**

   Time | Docket # | PIN | Applicant

   - 9:00 · 2025-275 · 10-36-100-014 · Kevin Adams (CC)
     - Appellant says that $250 / SF evaluation is excessive. Property does not have central A/C, dated interior (20 yrs.), non-paved roads, irregular lot, aging deck, foundation and sewer issues.
       Atkisson / Rasor / Marlo: Current Assessed Value confirmed. No Change.

- 9:20 · PBM 2025-148 · 06-15-126-003, 004, 005 & 006 · Doug Bradley
    - Subject property is the Chic-Fil-A store in Marion. Appellant has had the property listed for sale for over a year without any buyers.
      Atkisson / Rasor / Marlo: Move to $2,100,000 total market value for all parcels combined.
- 9:40 · 2025-308 · 06-15-203-010 & 018 · Doug Bradley
    - Subject property is the Chic-Fil-A store in Marion. Appellant has had the property listed for sale for over a year without any buyers.
      Atkisson / Rasor / Marlo: Move to $2,100,000 total market value for all parcels combined.
- 10:20 · 2025-213 · 06-14-231-001, 002, 003, 004 & 014 · Chris Mullen (CC)
    - Subject property is the Walgreens store in Marion. Appraisal provided from 2023 for 1.2M. They do still have an open PTAB case from 2023.
      Atkisson / Rasor / Marlo: Move to $1,670,020 total market value.
- 10:40 · 2025-299 · 02-17-400-004 · Tara Mitchell (CC)
    - Appellant says home is not on a normal water source so water comes out orange. Hole in roof.
      Atkisson / Rasor / Marlo: Move to $95,000 total market value.
- 1:00 · 2025-278 · 02-24-230-002 · Rob Bell (CC)
    Subject property is a bank building in Johnston City. Appellant provided copy of the MyDec from a recent sale on 5/1/26. Declaration was marked as not advertised for sale which would make it a non-valid sale.
    Atkisson / Rasor / Marlo: Current Assessed Value confirmed. No Change. Adjust assessment accordingly for 2026.
- 1:20 · 2025-297 · 10-25-476-012 · David & Betty Schnake
    - Appellant says property has no garage or carport so there is very limited parking. Submitted an appraisal at $360,000 with $40,000 floating dock included.
      Atkisson / Rasor / Marlo: Move to $320,000 total market value.
- 1:40 · 2025-239 · 11-31-380-026 · Derek Fromm
    - Appellant says home is not worth the $500K market value that we have on it. Assessment was adjusted to $275,000 MV by the board in 2024.
      Atkisson / Rasor / Marlo: Move to $400,000 total market value.
- 3:30 · 2025-315 · 05-07-100-032 · Lester James
    - Appellant says pool house was completed in Sept. 24. Increase from one year to the next too high. Two homes and a pool on 5 acres.
      Atkisson / Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 3:40 · 2025-314 · 05-07-100-009 · Lester James
    - Appellant says duplex was completed in July of 2025. Duplex was picked up for 6 months plus equalization added.
      Atkisson / Rasor / Marlo: Move to $1,372,890 total market value.

5. Exempt Property Recommendations

Docket | PIN | Applicant

None

6. Additional Business

7. Public Comment on Non-Agenda Items

8. Adjournment / Recess Until:

May 15, 2026 at 9:00 am.