2025 Session of the Board of Review

Meeting Minutes for May 26, 2026: 9:00 a.m.

Williamson County Board Room

407 N. Monroe St. Suite 221

Marion, IL 62959

1. **Call to Order**

   Jim Marlo called the meeting to order at 9:00 am.

   Members physically present: Rasor & Marlo

   Members virtually present: None

   Members absent: Atkisson

   Others present: Clerk Josh 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**

   There were no minutes submitted for review.

4. **Hearings / Scheduled Items**

   Time | Docket # | PIN | Applicant

   - 9:00 · 2025-336 · 10-36-302-026 · Blake Arnold
     - Subject property is a home on the Lake of Egypt. Appellant provided pics of the inside proving that it is currently under renovations. No power or water.
       Rasor / Marlo: Move to $200,000 total market value.

- 9:20 · 2025-417 · 11-07-125-001 · Brian & Deborah Dailey
    - Subject property is a home on Andrew Road in Marion. The county added a garage, lean-to and two decks to the assessment. Appellant states that their subdivision was struck by the tornado on 5/16/25 and 16 homes were destroyed causing the surrounding values to drop significantly.
      Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 9:40 · 2025-413 · 10-36-177-020 · Christopher & Bridget Robinson
    - Subject property is a home on the Lake of Egypt. Appellant states that nothing has been updated since purchase in 2015. Roof is 18 years old, old plumbing and electrical. Decks are rotten and need replaced.
      Rasor / Marlo: Move to $310,000 total market value.
- 10:00 · 2025-414 · 12-29-200-014 · Jodie & Monty Sullivan
    - Subject property is a home in Creal Springs. Appellant says the home suffered tornado damage on 4/2/25 that took off the roof and damaged windows and doors. Two storage buildings taken away completely.
      Rasor / Marlo: Move to $50,000 total market value.
- 10:20 · 2025-337 · 11-32-352-010 · Jennifer Carter
    - Subject property is a home on the Lake of Egypt. Appellant states that $127,760 of the recent sale was personal property. Pics Provided.
      Rasor / Marlo: Move to $627,240 total market value.
- 10:40 · 2025-317 · 06-10-402-004 · Walmart (Adam Rogozinsky)
    - Subject property is the Walmart store in Marion. The board moved the assessment to $13,194,900 in 2024. Appraisal provided in 2024 for the amount of $5,500,000.
      Rasor / Marlo: Move to $13,148,700 total market value.
- 11:00 · 2025-210 · 06-11-486-004 · Loves (Adam Rogozinsky)
    - Subject property is the Love's in Marion. There was a recent PTAB decision in 2024 that moved the assessment to $7,399,260 or $2,466,420 AV.
      Rasor / Marlo: Move to $7,399,260 total market value.
- 1:20 · 2025-385 · 11-31-405-023 · Jeremy & Haley Andrews
    - Subject property is a home on the Lake of Egypt. Appellant states that no improvements have been made outside of repairs for leaks/water damage from previous owner hid. Also states that basement is unfinished, rather than a full basement, sq ft of 1022, which is smaller than upstairs. Fireplace removed, and lots on which house sits are not waterfront lots, and appellant feels unfairly assessed due to inflated waterfront values.
      Rasor / Marlo: Move to $300,000 total market value.
- 1:40 · 2025-300 · 11-31-380-021 · Timothy & Cynthia Coldwell
    - Subject property is a home on the Lake of Egypt. Appellant states that there is no central heat or air, possesses base board heat only, and is nearing roof replacement need. Replacement cost calculation attached, insurance coverage plan attached, fair value with depreciation feels that fair value would be $280,000 for structure and lot.
      Rasor / Marlo: Move to $300,000 total market value.

- 2:00 · 2025-347 · 03-23-100-014 · John Grisley
    - Subject property is a 46.38-acre parcel with a Forestry Management Plan applied. Last year's AV was $2,175.
      Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 2:20 · 2025-346 ·03-23-100-008 · John Grisley
    - Subject property is a 19.39-acre parcel with a Forestry Management Plan applied. Last year's AV was $1,020.
      Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 2:40 · 2025-422 · 06-12-401-013 · Timothy & Kim Odum
    - Subject property is part of a concrete business in Marion. Fencing and parking/concrete was added to the assessment for 2025. Appraisal from 2025 provided.
      Rasor / Marlo: Move to $130,890 total market value.
- 3:00 · 2025-421 · 06-12-401-014 · Timothy & Kim Odum
    - Subject property is part of a concrete business in Marion. Paving/Parking was added and property was flagged for remodel. Appraisal from 2025 provided.
      Rasor / Marlo: Move to $741,210 total market value.
- 3:20 · 2025-324 · 10-11-200-008 · Mark & Teresa Snyder
    - Appellant states property has manufactured home set on it in Aug 2008, noting it should have been set under privilege tax, but due to clerical error on title company side, they have been paying as though it was a site-built home. (Never registered before 2011.) Claims new assessed value is out of line with true value of 18-year-old manufactured home and seeks reevaluation.
      Rasor / Marlo: Move to $180,000 total market value.

5. Exempt Property Recommendations

Docket | PIN | Applicant

None

6. Additional Business

None

7. Public Comment on Non-Agenda Items

None

8. Adjournment / Recess Until:

May 27, 2026 at 10:40 am.