2025 Session of the Board of Review

Meeting Minutes for May 27, 2026: 10:40 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 10:40 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

   - 10:40 · 2025-409 · 10-25-351-023 · Randy & Tricia Zoeller
     - Subject property is a home on the Lake of Egypt. Appellant refers to Exhibits A through D to present evidence as to why assessment is incorrect. Exhibit A challenges 1,512 SF, stating it should be 1,056 SF. The home contains several original features see exhibit D. Appellant claims assessed value contains errors and incorrect data that fails to accurately reflect the 1965 property's size, age, condition, energy use, or comparability (Exhibits B & C). Appellant provided pics. **Rasor / Marlo: Move to $375,000 total market value.**

- 11:00 · 2025-416 · 06-02-400-012 · Ethel Barnes
    - Subject property is 2 acres next to the interstate in Marion. Appellant believes the fair market value for 2 acres of $10,670 too high. Property floods and turns marshy and rutted, with the 58% increase being too high. Carport was added for 2025.
      Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 11:20 · 2025-88 · 06-01-476-001 & 002 · William Miller
    - Appellant states property moved from residential to commercial zoning, with over 800% on 2 parcels, currently only storage not public use, daily traffic. New construction set to be less than evaluation. Paid $410,000 on 9-19-23 then added a pole building. He provided an appraisal from 2023 for $460,000.
      Rasor / Marlo: Move to $120,000 total market value. Add pole building 2026.
- 1:00 · 2025-264 · 11-32-351-005 · David & Connie Lihs
    - Subject property is a home on the Lake of Egypt. Appellant states assessment increase of 71% is not warranted. Contests that her neighbor is assessed at $66,620.
      Rasor / Marlo: Move to $215,000 total market value.
- 1:20 · 2025-410 · 10-36-177-021 · Delores Baker
    - Subject property is a home on the Lake of Egypt. Appellant provided comps with a wide range of sale prices.
      Rasor / Marlo: Move to $332,000 total market value.
- 1:40 · 2025-399 · 01-20-401-007 · Ferky's of Carterville LLC (Kodie Ferketich)
    - Subject property is a treehouse in Carterville used as a rental. Appellant says market value exceeds construction costs.
      Rasor / Marlo: Move to $120,000 total market value for five months of 2025.
- 2:00 · 2025-382 · 10-25-403-015 · Debra Wiley
    - Subject property is a home on the Lake of Egypt. Appellant provided a property condition report and appraisal.
      Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 2:20 · 2025-400 · 11-31-376-027 · Stuart & Lisa James
    - Subject property is a trailer on the Lake of Egypt. Appellant thinks it's not worth as much due to the age and condition.
      Rasor / Marlo: Move to $70,000 total market value.
- 2:40 · 2025-598 · 10-11-200-005 · Jay Elders
    - Subject property is a home and pole building on 8.5 acres just south of Marion. An inground pool, canopy, deck & lean-to were picked up for 2025.
      Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 3:00 · 2025-334 · 11-31-401-016 · Brian & Charlotte Sherer
    - Subject property is a new mobile home and shed in Creal Springs. Appellant thinks it's not worth as much since it is not on a permanent foundation.
      Rasor / Marlo: Move to $175,000 total market value.

- 3:20 · 2025-418 · 10-36-151-006 · Charles Sharpe
    - Subject property is a home on the Lake of Egypt. They do not have lake access. Broker opinion is at $450,000.
      Rasor / Marlo: Move to $475,000 total market value.
- 3:40 · 2025-307 · 10-25-351-028 · David Burdin (Brandon Mayberry)
    - Subject property is a home on the Lake of Egypt. Appellant states that there was personal property involved in the recent sale.
      Rasor / Marlo: Move to $1,204,305 total market value.
- 4:00 · 2025-445 · 11-31-176-055 · Ron Neitzke
    - Subject property is a home on the Lake of Egypt. Appellant states that we are $100,000 over on fair market value.
      Rasor / Marlo: Move to $250,000 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 28, 2026 at 9 am.