2025 Session of the Board of Review

Meeting Minutes for May 28, 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**

   There were no minutes submitted for approval.

4. **Hearings / Scheduled Items**

   Time | Docket # | PIN | Applicant

   - 9:00 · 2025-447 · 10-01-300-028 · Calen McGinty
     - Subject property is a home just East of Marion Lake. Appellant says property assessment exceeds fair market value based on appraisal and purchase price. Appraisal provided by appellant list value at $335,000.00
       Atkisson / Rasor / Marlo: Move to $335,000 total market value.

- 9:20 · 2025-442 · 06-11-378-014, 015 · Ivory Reit LLC (CWI LLC)
    - Subject property is the former Gander Mountain Building in Marion. Appellant says property is over assessed based on appraisal that was not available during filing.
      Atkisson / Rasor / Marlo: Move to $11,680,000 total market value.
- 9:40 · **Opening 2026 Board of Review**
- 10:00 · **2027 Tax Year Farmland Assessment Review Committee Meeting**
- 10:40 · 2025-441 · 06-15-228-002 · Tellus Properties LLC (Franco Coladipietro)
    - Subject property is a commercial building in West Marion. The building is leased on a net basis and is operating as an Aspen Dental. Appellant provided report indicates a market value of 1,342,085.
      Atkisson / Rasor / Marlo: Move to $1,470,000 total market value.
- 11:00 · 2025-269 · 10-36-177-005 · Mary Buettner
    - Subject property is a home on the Lake of Egypt. Appellant states that the cabin can only be used in the summer. The Appellant says the property has a small amount of waterfront and is only accessible by water and extended gangway.
      Atkisson / Rasor / Marlo: Move to $200,000 total market value.
- 11:20 · 2025-209 · 06-09-476-001 · H D Dev of Maryland Inc (Alicia Haro)
        - Subject property is the Home Depot in Marion. Appellant requesting reduction based on 1/1/2024 appraisal of market value $2,900,000.
          Atkisson / Rasor / Marlo: Move to $2,900,000 total market value.
    - 2025-438 · 06-13-405-010 · Franchise Realty Investment Trust (McDonald's Court St. (Alicia Haro))
        - Subject property is the McDonald's on Court St. in Marion. Appellant requesting reduction based on attached appraisal, with valuation date of 1/1/2025 and market value opinion of $850,000.
          Atkisson / Rasor / Marlo: Move to $1,600,000 total market value.
    - 2025-439 · 02-31-202-007, 008 · McDonald's Corp. Herrin (Alicia Haro) (CC)
        - Subject property is the McDonald's in Herrin. Appellant is requesting reduction based on comparable sales.
          Atkisson / Rasor / Marlo: Move to $1,500,000 total market value.
    - 2025-437 · 06-14-151-006 · Franchise Realty Inv Trust (McDonald's DeYoung St. (Alicia Haro))
        - Subject property is the McDonald's on DeYoung St. in Marion. Appellant is requesting reduction based on attached appraisal with valuation date of 1/1/2025 and market value opinion of $810,000.
          Atkisson / Rasor / Marlo: Move to $1,600,000 total market value.

    - 2025-436 · 02-30-453-001 – 013 & 02-30-458-006, 007, 008 & 02-30-458-001 – 013 & 02-30-476-007, 008 & 02-30-476-006 & 02-30-477-001 – 006 & 02-30-458-001 – 003 & 02-30-477-014 · Acteck LLC (Southside Lumber Herrin (Alicia Haro))
        - Subject property is the Southside Lumber property in Herrin. Appellant requesting reduction based on attached appraisal, with valuation date of 1/1/2025 and market value opinion of $1,900,000.
          Atkisson / Rasor / Marlo: Move to $2,100,000 total market value.
    - 2025-440 · 06-07-400-003 & 018 · Darrin & Peggy Weddle (SI Computer Repair (Alicia Haro))
        - Subject property is the SI Computer Repair store in Carterville. Appellant is requesting reduction based on recent comparable sales
          Atkisson / Rasor / Marlo: Move to $2,100,000 total market value.
- 2:00 · 2025-443 · 05-09-257-004 · Vadzim Chyzhyk
    - Subject property is a home in Carterville with a finished basement. Appellant states assessed value of property not uniform with comparable properties and exceeds fair market value. Current assessment is significantly higher than comparable properties in area, bringing up other properties have superior characteristics like more bedrooms and bathrooms, and larger acreage.
      Atkisson / Rasor / Marlo: Move to $590,000 total market value.
- 2:20 · 2025-273 · 09-28-453-010 · Mark Pine
    - Subject property is a new home in Makanda. Appellant provided an appraisal from 2026 at $195,000.
      Atkisson / Rasor / Marlo: Move to $195,000 total market value.
- 2:40 · 2025-423 · 10-28-200-011 · Road Ranger LLC (Eugene Griffin)
    - Subject property is the Road Ranger station in Marion. Appellant thinks it's overvalued compared to two other truck stops in Marion.
      Atkisson / Rasor / Marlo: Move to $7,290,900 total market value.
- 3:00 · 2025-426 · 01-32-477-001 · Realty Income ILL Properties LLC (Dollar General Cambria (Dennis Nolen))
        - Subject property is the Dollar General Store in Cambria. Appellant is requesting reduction based on attached appraisal with valuation date of 5/7/2026 and market value opinion of $600,000.
          Atkisson / Rasor / Marlo: Move to $867,630 total market value.
    - 2025-433 · 02-18-407-004 · Station Plaza 1 LLC (Dollar General Herrin (Dennis Nolen))
        - Subject property is the Dollar General Store in Herrin. Appellant is requesting reduction based on attached appraisal with valuation date of 5/7/2026 and market value opinion of $600,000.
          Atkisson / Rasor / Marlo: Move to $847,875 total market value.

- 2025-427 · 02-24-201-038 · ER DG JCIL LLC
  (Dollar General Johnston City (Dennis Nolen))
  - Subject property is the Dollar General Store in Johnston City. Appellant is requesting reduction based on attached appraisal with valuation date of 5/7/2026 and market value opinion of $695,000.
    Atkisson / Rasor / Marlo: Move to $1,000,170 total market value.
- 2025-428 · 03-34-427-010 · Realty Income Corp.
  (Dollar General Pittsburg (Dennis Nolen))
  - Subject property is the Dollar General Store in Pittsburg. Appellant is requesting reduction based on attached appraisal with valuation date of 5/7/2026 and market value opinion of $555,000.
    Atkisson / Rasor / Marlo: Move to $866,385 total market value.
- 2025-432 · 10-25-200-057 · ARC DGMRNIL001 LLC
  (Dollar General Lake of Egypt (Dennis Nolen))
  - Subject property is the Dollar General Store at the Lake of Egypt. Appellant is requesting reduction based on attached appraisal with valuation date of 5/7/2026 and market value opinion of $595,000.
    Atkisson / Rasor / Marlo: Move to $859,725 total market value.
- 2025-429 · 11-26-401-001 · Spirit Master Funding IX LLC
  (Dollar General Creal Springs (Dennis Nolen))
  - Subject property is the Dollar General Store in Creal Springs. Appellant is requesting reduction based on attached appraisal with valuation date of 5/7/2026 and market value opinion of $550,000.
    Atkisson / Rasor / Marlo: Move to $860,475 total market value.

5. Hearings / Final Decisions

Docket # | PIN | Applicant

- 2025-152 · 02-19-290-003 · 912 North 12th St. Trust (Alex Andrews)
  - Subject property is a home in Herrin purchased in an arm-lengths sale for $27,500 on 4/17/23.
    Atkisson / Rasor / Marlo: Move to $35,000 total market value.
- 2025-302 · 10-29-200-015 · Pleasant Valley Club (Scott Crompton)
  - Subject property is a home and shed located in Pleasant Valley Club so he doesn't own the land. Appellant says he paid $100,000 to have it built.
    Atkisson / Rasor / Marlo: Move to $135,000 total market value.
- 2025-419 · 10-35-427-002 · Erwin Machel
  - Subject property is a Cabin and detached garage on the Lake of Egypt. Appellant says the kitchen and bathroom is outdated and windows need replaced.
    Atkisson / Rasor / Marlo: Move to $230,000 total market value.

- 2025-420 · 10-25-481-002 · Charles Vanseghi
    - Subject property is a home on the Lake of Egypt. Appellant feels that the fair market value is high.
      Atkisson / Rasor / Marlo: Move to $275,000 total market value.
- 2025-424 · 06-16-327-015, 016, 017· GMR So. IL LLC (Pat Cullerton)
    - Subject property is a medical office building in West Marion. Appellant provided their income report.
      Atkisson / Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 2025-298 · 02-07-377-013 · Falcon LTD
    - Subject property is a home in Herrin. They provided 3 comps in the $180K range but all of them are around 1000 square feet less.
      Atkisson / Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 2025-402 · 11-31-176-054 · Keith & Christy Baggett
    - Subject property is a home on the Lake of Egypt. Appraisal provided from 2020 for $170K.
      Atkisson / Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 2025-412 · 10-36-176-012 · Kasten Family Trust (Bruce & Valerie Kasten)
    - Subject property is a home on the Lake of Egypt. Appellant provided comps with some wide adjustments made. No basement. Water is gross from geese droppings, can't swim.
      Atkisson / Rasor / Marlo: Move to $500,000 total market value.
- 2025-405 · 10-25-481-010 · Mark Bloomquist
    - Subject property is a home on the Lake of Egypt. Appellant says they are being punished just because they live on the lake.
    - **Atkisson / Rasor / Marlo: Move to $265,000 total market value.**
- 2025-401 · 05-10-476-011 · Robert Bisching
    - Subject property is a business in Carterville. Appellant doesn't agree with the 17% increase. The county picked up a pole building, canopy and a wood deck in 2025.
      Atkisson / Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 2025-406 · 03-03-300-013 · Samuel Arnone
    - Subject property is a home with a pole building on 3 acres in the Lake Creek area. We picked up the pole building with an addition, carport, two patios, a wood deck & a lean-to in 2025. Most, if not all have been here since at least 2018.
      Atkisson / Rasor / Marlo: Move to $299,000 total market value.
- 2025-376 · 06-07-378-001 · Sebastian Chou
    - Subject property is a subdivision in West Marion township. Appellant feels that the fair market value is high.
      Atkisson / Rasor / Marlo: Current Assessed Value confirmed. No Change.
- 2025-371 · 06-16-326-003, 004, 005 · Sebastian Chou
    - Subject property is three lots in West Marion township located in the Heartland Professional Park. Appellant states that they purchased all three lots from the city for $15,000 each.
      Atkisson / Rasor / Marlo: Move to $15,000 total market value for each lot.

6. Exempt Property Recommendations

None

7. Additional Business

None

8. Public Comment on Non-Agenda Items

None

9. Adjournment / Recess Until:

May 29, 2026 at 9:00 am.