2025 Session of the Board of Review

Meeting Minutes for May 29, 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 (Rasor absent after Millenium hearings.)

   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 · 2025-383 · 06-10-200-019 · Millennium Destination Development LLC
  - Subject property is a building next to the new sports complex. Appellant states parcel has been donated my Millennium Destination Development to the City of Marion as parts of the sports complex.
    Rasor / Marlo: Pro-rate assessment for 5 months of 2025 due to Star Bond. Atkisson Recused Himself.

- 2025-389 · 06-10-401-038 · Millennium Destination Development LLC
  - Subject property is a group of duplex apartments on Kokopelli Drive, the sale and purchase contract states a purchase price of $1,165,000.
    Rasor / Marlo: Move to $1,165,000 total market value.
    Atkisson Recused Himself.
- 2025-386 · 06-11-300-034 · Millennium Destination Development LLC
  - Subject property is the ballpark stadium, with current value of $10,800,000 not reflecting current appraisals of the property. An appraisal from 2021 had the value at $3,600,000, with another appraisal in 2025 with the value of $3,900,000.
    Rasor / Marlo: Current Assessed Value confirmed. No Change.
    Atkisson Recused Himself.
- 2025-390 · 06-11-451-002 · Millennium Destination Development LLC
  - Appellant presents values of all surrounding parcels and how they are far lower value than parcel in question. Requests reassessment to be consistent with other parcels in the immediate area.
    Rasor / Marlo: Move to $1,465,350 total market value.
    Atkisson Recused Himself.
- 2025-393 · 06-11-486-005 · Millennium Destination Development LLC
  - Appellant presents values of all surrounding parcels and how they are far lower value than parcel in question. Requests reassessment to be consistent with other parcels in the immediate area.
    Rasor / Marlo: Move to $438,540 total market value.
    Atkisson Recused Himself.
- 2025-392 · 06-11-486-006 · Millennium Destination Development LLC
  - Appellant presents values of all surrounding parcels and how they are far lower value than parcel in question. Requests reassessment to be consistent with other parcels in the immediate area.
    Rasor / Marlo: Move to $447,690 total market value.
    Atkisson Recused Himself.
- 2025-396 · 06-11-486-007 · Millennium Destination Development LLC
  - Appellant presents values of all surrounding parcels and how they are far lower value than parcel in question. Requests reassessment to be consistent with other parcels in the immediate area.
    Rasor / Marlo: Move to $453,810 total market value.
    Atkisson Recused Himself.
- 2025-391 · 06-11-487-001 · Millennium Destination Development LLC
  - Appellant presents values of all surrounding parcels and how they are far lower value than parcel in question. Requests reassessment to be consistent with other parcels in the immediate area.
    Rasor / Marlo: Move to $284,220 total market value.
    Atkisson Recused Himself.

- 2025-395 · 06-10-301-021 · Millennium Destination Development LLC
  - Subject Property is the former AMC Theater with a current value of $1,448,965. Appellant states that the assessment does not reflect current purchase price of $800,000, on a property that is vacant and has no tenant.
    Rasor / Marlo: Move to $284,220 total market value.
    Atkisson Recused Himself.
- 2025-394 · 06-10-301-034 · Millennium Destination Development LLC
  - Subject property is mall parking in which the appellant states that there is no revenue generated and several agreements in place (Common Area Maintenance, CAM) with anchor tenants (Target and Dillards). Agreements do not permit development, meaning parcel must be maintained as parking lot for entire mall area. The board pointed out that they were selling RVs on the lot from Jan – Mar of 2025.
    Rasor / Marlo: Current Assessed Value confirmed. No Change.
    Atkisson Recused Himself.
- 2025-388 · 06-15-100-037 & 038 · Millennium Destination Development
  - Subject properties are empty lots next to the Olive Garden in Marion. Appellant presents values of all surrounding parcels and how they are far lower value than parcel in question. Requests reassessment to be consistent with other parcels in the immediate area.
    Rasor / Marlo: Current Assessed Value confirmed. No Change.
    Atkisson Recused Himself.
- 2025-387 · 06-15-100-042, 043, 044 · Millennium Destination Dev.
  - Subject properties are empty lots next to the new Target development in Marion. Appellant presents values of all surrounding parcels and how they are far lower value than parcel in question. Requests reassessment to be consistent with other parcels in the immediate area.
    Rasor / Marlo: Current Assessed Value confirmed. No Change.
    Atkisson Recused Himself.

- 10:40 · 2025-335 · 06-24-131-005 · Rhonda Williams
  - Subject property is a home in West Marion that was built in 1920, Appellant states that no updates were done, inground pool and concrete removed. House is settling with floors separating from walls, single windowpanes. The board found that the pool was never listed on the card or assessed.
    Atkisson / Marlo: Current Assessed Value confirmed. No Change.
- 11:00 · 2025-254 · 02-13-335-001, 002, 003, 004, 005, 006, 007, 011 & 02-13-336-001, 002, 003, 004, 005, 006, 007, 008 · George Spiller
  - Subject properties are part of Tomahawk Hill Subdivision in Johnston City. Apartments are approximately 960 sq ft, 2 beds, 1 bath, 1 car garage. Full Fair Market Value too high at $193.991.43, while 2 independent realtors state rentals would sell for about $130,000 if listed on market.
    Atkisson / Marlo: Move parcels with apartments on them to $145,000 total Market Value. Unimproved lots are all a no change.

- 1:00 · 2025-431 · 10-36-351-002 · Jonathan Osborne
    - Subject property is a home on the Lake of Egypt. Appellant states full 2025 fair market value, subject property is 20 years old, original bathrooms, kitchen, roof, HVAC, system needs several updates internally.
      Atkisson / Marlo: Move to $480,000 total market value.
- 1:20 · 2025-430 · 06-23-201-005· Steven Zelman
    - Subject property is a medical office near the VA in Marion. Appellant says the market value is excessive, and assessment is unfair and not uniform when compared to similar properties in Marion and Williamson County whose assessments are significantly lower.
      Atkisson / Marlo: Move to $480,000 total market value.
- 1:40 · 2025-118 · 11-31-376-048 · Roger Hopkins (Brad Hopkins)
    - Appellant believes that property is overvalued, located on the Lake of Egypt, states while waterfront, has no permanent structures and no sewers, grandfathered in for septic since 1970's. 1966 trailer with septic, assessed value up by 100%, appellant inquiry on assessed value increase when no good comparables are around subject property.
      Atkisson / Marlo: Move to $85,000 total market value.
- 2:00 · 2025-415 · 01-30-100-014 ·
  Walker's Bluff Casino Resort (Richard Anderson)
    - Subject property is the Walker's Bluff Casino. Appellant states that it is over assessed based on comparable casino sales and assessments.
      Atkisson / Marlo: Current Assessed Value confirmed. No Change.
- 2:20 · PBM 2025-345 · 03-19-300-014 · Kelly Avery
    - Subject property is a 4.5-acre parcel enrolled in a Forestry Management Plan.
      Atkisson / Marlo: Current Assessed Value confirmed. No Change.
- 2:40 · 2025-408 · 02-04-159-008 · Donna Markotay Trustee (Timothy Mathis)
    - Subject property is a small home in Freeman Spur. Appellant states to refer to attached documents and photos. Home is in rough shape.
      Atkisson / Marlo: Move to $20,000 total market value.
- 3:00 · 2025-321 · 05-11-108-006 · William & Teresa Ingram
    - Subject property is a home in Carterville. Appellant states that value of the home exceeds actual market value compared to recent sales of similar properties in close vicinity to subject property. The county added a garage, shed, patio & OFP to the assessment in 2025.
      Atkisson / Marlo: Move to $135,000 total market value.

5. Hearings / Final Decisions

Docket # | PIN | Applicant

- 2025-327 · 06-22-226-002 · ARG FEMARIL001 LLC (Peter Verros Berkshire)
    - Subject property is the Fed-Ex warehouse. Appellant states that the property is over assessed based on attached comparable sales.
      Atkisson / Marlo: Move to $33,250,000 total market value.
- 2025-320 · 06-14-300-008 · Nilkanth IL Group LLC
    - Subject property is a hotel in West Marion. It was purchased 12/19/2024 for total of $4,130,000 with $250,000 personal property included.
      Atkisson / Marlo: Move to $3,880,000 total market value.
- 2025-301 · 10-36-351-003 · Erik & Jalayne Luckett
    - Subject property is a home on Lake of Egypt. Appellant says there is substantial deferred maintenance, states that any buyer will notice windows need replacement, large deck needs full replacement soon, and new roof needed, with interior windows treatments needing to be replaced with windows. Estimated $250,000-$300,000 would be repair cost. Appraisal Document attached.
      Atkisson / Marlo: Move to $667,000 total market value.
- 2025-403 · 02-31-278-001 · Ashley McVicker
    - Subject property is a new home in Herrin. Appellant says the assessed value for 1250 sq ft home is greater than construction costs.
      Atkisson / Marlo: Move to $182,000 total market value.
- 2025-444 · 02-19-462-001 · David & Tina Mattingly
    - Subject property is a commercial building in Herrin. Appellant says it is assessed too high, retained Tristate Appraisals.
      Atkisson / Marlo: Move to $389,250 total market value.

6. Exempt Property Recommendations

None

7. Additional Business

Close out Board of Review for the 2025 tax year.

Marlo made the motion to close out 2025 board & Atkisson seconded. Motion passed unanimously.

8. Public Comment on Non-Agenda Items

None

9. Adjournment / Recess Until:

Until Further Notice