

# Fulton County Board of Review

Julie A. Russell, Clerk/CCAO

Members: Samantha Braden, Steve Derenzy & Sam Swickard



## Fulton County Board of Review

**Meeting Place:** Room 313, Fulton County Courthouse

**Meeting Time:** 8:30am

**Date:** March 4<sup>th</sup>, 2025

**Phone Hearing Number:** 1-309-205-3325 (US)

**Meeting ID:** 266 824 3556

**Passcode:** 03042025

## Call to Order

1. Roll Call
2. Call for Additions/Deletions to and Approval of Agenda
3. Announcements, Communications and Correspondence
4. Public Comments

*Members of the Public who wish to address the Board must provide the Chairperson with prior written notice of their intent to speak. The written notice shall identify the name and address of the speaker, as well as a short statement indicating the speaker's topic. Each citizen is limited to five (5) minutes. Citizen's remarks shall not exceed 30 minutes per meeting. One citizen per topic.*

5. Approval of Previous Minutes
6. Old Business
7. New Business
  - a) Discussion/Action: 2024 Assessment Year Complaints (See Attached Docket of Hearings)

b) RECESS: The Board of Review will recess for lunch at approximately 12:00pm and resume hearings at approximately 1:00pm.

8. Adjournment

Hearing Room: BOARD OF REVIEW ROOM  
Hearing Date: 3/4/25

## Fulton County Board of Review Schedule

Assessment Year: 2024  
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| Time            | Docket Number      | Property Class/Parcel    | Complaint Type | Owner(s)/ Alternate                                 | Agent(s)   | Intervenor(s) |
|-----------------|--------------------|--------------------------|----------------|---|--|---------------|
| <b>8:45 AM</b>  |                    |                          |                |   |  |               |
|                 | <b>2024-000229</b> | 0040<br>09-08-33-201-002 | Over Assessed  | HICOK TERRI L<br>HICOK TERRI L                      |  |               |
| <b>9:00 AM</b>  |                    |                          |                |   |  |               |
|                 | <b>2024-000230</b> | 0040<br>09-08-34-203-001 | Over Assessed  | FULTON MICHAEL V                                    | <b>Called in and agrees; Canceled Hearing</b>  |               |
|                 | <b>2024-000276</b> | 0030<br>12-11-25-300-010 | Over Assessed  | DUNKER TROY C                                       |  |               |
| <b>9:15 AM</b>  |                    |                          |                |   |  |               |
|                 | <b>2024-000231</b> | 0040<br>09-08-34-402-027 | Over Assessed  | KEETS PROPERTIES, LLC                               |  |               |
| <b>9:30 AM</b>  |                    |                          |                |   |  |               |
|                 | <b>2024-000232</b> | 0040<br>09-08-34-403-001 | Over Assessed  | EDWARDS JERRY L                                     |  |               |
| <b>9:45 AM</b>  |                    |                          |                |   |  |               |
|                 | <b>2024-000011</b> | 0060<br>09-08-27-410-003 | Over Assessed  | SPOON RIVER RENTALS, d/b/a 309 DEVELOPMENTS, LLC    | <b>Spoon River Rentals called in via J. Rhoades; Agrees; Canceled Hearing. 2-20-25</b> |               |
|                 | <b>2024-000012</b> | 0060<br>09-08-27-410-004 | Over Assessed  | SPOON RIVER RENTALS, LLC d/b/a 309 DEVELOPMENTS,LLC |  |               |
|                 | <b>2024-000013</b> | 0060<br>09-08-27-410-026 | Over Assessed  | SPOON RIVER RENTALS LLC d/b/a 309 DEVELOPMENTS,LLC  |  |               |
|                 | <b>2024-000275</b> | 0050<br>09-08-34-222-009 | Over Assessed  | CANTON PLACE APARTMENTS, LLC                        |  |               |
| <b>10:15 AM</b> |                    |                          |                |   |  |               |
|                 | <b>2024-000180</b> | 0060<br>09-08-15-205-004 | Over Assessed  | FKS ENTERPRISES INC ETAL                            |  |               |
| <b>10:45 AM</b> |                    |                          |                |   |  |               |
|                 | <b>2024-000021</b> | 0011<br>16-17-12-100-010 | Over Assessed  | SPATH CARL O & KATHY B                              |  |               |
| <b>11:00 AM</b> |                    |                          |                |   |  |               |
|                 | <b>2024-000261</b> | 0060<br>05-04-12-208-007 | Over Assessed  | CYE FARMINGTON LLC                                  |  |               |
| <b>11:15 AM</b> |                    |                          |                |   |  |               |
|                 | <b>2024-000262</b> | 0060<br>09-08-10-401-001 | Over Assessed  | BANK OF FARMINGTON                                  | <b>Rescheduled to 2-28-25</b>  |               |

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|-----------------|--------------------|--------------------------|----------------|---------------------------|-------------------------------|---------------|
| <b>11:30 AM</b> |                    |                          |                |                           |                               |               |
|                 | <b>2024-000263</b> | 0060<br>09-08-15-204-003 | Over Assessed  | DAVIS BUICK PONTIAC GMC   | <b>Rescheduled to 2-28-25</b> |               |
| <b>11:45 AM</b> |                    |                          |                |                           |                               |               |
|                 | <b>2024-000264</b> | 0060<br>09-08-10-401-008 | Over Assessed  | CKDC REAL ESTATE, LLC     | <b>Rescheduled to 2-28-25</b> |               |
| <b>1:00 PM</b>  |                    |                          |                |                           |                               |               |
|                 | <b>2024-000071</b> | 0060<br>09-08-27-203-006 | Over Assessed  | HY-VEE FOOD STORES INC    |                               |               |
| <b>1:15 PM</b>  |                    |                          |                |                           |                               |               |
|                 | <b>2024-000136</b> | 0060<br>09-08-34-216-028 | Over Assessed  | CANTON SENIOR LIVING, LLC |                               |               |
| <b>1:30 PM</b>  |                    |                          |                |                           |                               |               |
|                 | <b>2024-000270</b> | 0060<br>09-08-25-301-017 | Over Assessed  | PREFERRED-EAGAN I LLC     |                               |               |
| <b>1:45 PM</b>  |                    |                          |                |                           |                               |               |
|                 | <b>2024-000202</b> | 0028<br>19-20-27-300-001 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000203</b> | 0028<br>19-20-28-300-001 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000204</b> | 0028<br>19-20-29-400-002 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000205</b> | 0028<br>19-20-31-200-005 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000206</b> | 0028<br>19-20-31-400-001 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000207</b> | 0028<br>19-20-31-400-002 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000208</b> | 0028<br>19-20-32-100-002 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000209</b> | 0028<br>19-20-32-200-001 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000210</b> | 0028<br>19-20-33-100-001 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000211</b> | 0028<br>19-20-34-100-001 | Over Assessed  | NATURE CONSERVANCY        |                               |               |
|                 | <b>2024-000212</b> | 0028<br>23-24-01-400-002 | Over Assessed  | NATURE CONSERVANCY        |                               |               |

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|----------------|--------------------|--------------------------|----------------|---------------------------|----------|---------------|
| <b>1:45 PM</b> |                    |                          |                |                           |          |               |
|                | <b>2024-000213</b> | 0028<br>23-24-12-200-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000214</b> | 0028<br>23-25-03-100-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000215</b> | 0028<br>23-25-04-100-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000216</b> | 0028<br>23-25-05-100-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000217</b> | 0028<br>23-25-06-100-003 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000218</b> | 0028<br>23-25-06-300-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000219</b> | 0028<br>23-25-07-200-003 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000220</b> | 0028<br>23-25-08-100-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000221</b> | 0028<br>23-25-09-100-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000222</b> | 0028<br>23-25-16-100-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000223</b> | 0028<br>23-25-17-100-002 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000224</b> | 0028<br>23-25-18-200-002 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000225</b> | 0028<br>23-25-20-100-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000226</b> | 0028<br>23-25-20-200-002 | Over Assessed  | NATURE CONSERVANCY        |          |               |
|                | <b>2024-000227</b> | 0028<br>23-25-21-100-001 | Over Assessed  | NATURE CONSERVANCY        |          |               |
| <b>2:15 PM</b> |                    |                          |                |                           |          |               |
|                | <b>2024-000066</b> | 0061<br>09-08-27-214-027 | Over Assessed  | COLE WG CANTON IL LLC C/O |          |               |
|                | <b>2024-000067</b> | 0060<br>09-08-27-214-028 | Over Assessed  | COLE WG CANTON IL LLC C/O |          |               |
| <b>2:30 PM</b> |                    |                          |                |                           |          |               |
|                | <b>2024-000265</b> | 0060<br>09-08-28-404-047 | Over Assessed  | YOCUM JUSTIN              |          |               |

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|----------------|--------------------|--------------------------|----------------|-----------------------------|----------|---------------|
| <b>2:30 PM</b> |                    |                          |                |                             |          |               |
|                | <b>2024-000266</b> | 0080<br>09-08-27-441-002 | Over Assessed  | COOK CANTON LLC             |          |               |
|                | <b>2024-000267</b> | 0081<br>09-08-27-441-003 | Over Assessed  | COOK CANTON REAL ESTATE LLC |          |               |
|                | <b>2024-000268</b> | 0080<br>09-08-34-232-001 | Over Assessed  | COOK CANTON REAL ESTATE LLC |          |               |
|                | <b>2024-000269</b> | 0081<br>09-08-34-232-002 | Over Assessed  | COOK CANTON REAL ESTATE LLC |          |               |
| <b>3:00 PM</b> |                    |                          |                |                             |          |               |
|                | <b>2024-000048</b> | 0060<br>13-13-17-300-009 | Over Assessed  | SUSI LLC                    |          |               |
|                | <b>2024-000049</b> | 0060<br>24-26-24-132-043 | Over Assessed  | SUNNYVALE INDUSTRIALS       |          |               |
| <b>3:30 PM</b> |                    |                          |                |                             |          |               |
|                | <b>2024-000187</b> | 0011<br>08-07-25-400-007 | Over Assessed  | HERMAN BROS PROPERTIES LLC  |          |               |
|                | <b>2024-000188</b> | 0011<br>08-07-36-200-002 | Over Assessed  | HERMAN BROS PROPERTIES LLC  |          |               |
|                | <b>2024-000189</b> | 0011<br>08-07-36-200-003 | Over Assessed  | HERMAN BROS PROPERTIES LLC  |          |               |
|                | <b>2024-000190</b> | 0011<br>09-08-30-300-003 | Over Assessed  | HERMAN BROS PROPERTIES LLC  |          |               |
|                | <b>2024-000191</b> | 0011<br>09-08-31-100-003 | Over Assessed  | HERMAN BROS PROPERTIES LLC  |          |               |
|                | <b>2024-000192</b> | 0028<br>13-13-01-100-005 | Over Assessed  | HERMAN BROS PROPERTIES LLC  |          |               |