

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: 8:30 am

Date: January 23rd, 2026

Phone Hearing Call-In Information

Virtual Meeting Provider: Zoom

Meeting ID: 266 824 3556

Passcode: 01232026

Call In: (312) 626-6799

One tap mobile

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+13126266799,,2668243556#,,,,*01232026# US (Chicago)

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 – None
6. Old Business

7. New Business

a) Discussion/Action: 2025 Assessment Year Complaint Filings

***See Attached Docket of Cases**

8. Executive Session

9. Misc.

10. Adjournment

Hearing Room: BOARD OF REVIEW ROOM
Hearing Date: 1/23/26

Fulton County Board of Review Schedule

Assessment Year: 2025
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
8:30 AM						
	2025-000024	0040 05-04-02-412-011	Over Assessed	HUNT JOSHUA		
8:45 AM						
	2025-000067	0040 09-08-26-335-036	Over Assessed	BARNES MATTHEW T & MELANIE J		
9:00 AM						
	2025-000086	0010 04-03-21-200-008	Over Assessed	MMG ENTERPRISES, LLC		
	2025-000087	0040 04-03-21-400-010	Over Assessed	MMG ENTERPRISES, LLC		
	2025-000088	0020 04-03-21-200-010	Over Assessed	RECTOR MARY		
9:15 AM						
	2025-000089	0010 04-03-21-200-011	Over Assessed	RECTOR-GABLE MARY		
	2025-000090	0021 04-03-21-400-007	Over Assessed	RECTOR MARY		
	2025-000091	0010 04-03-21-400-011	Over Assessed	RECTOR MARY		
9:30 AM						
	2025-000092	0020 04-03-22-300-010	Over Assessed	RECTOR MARY		
	2025-000093	0020 04-03-22-300-011	Over Assessed	RECTOR-GABLE MARY		
	2025-000094	0021 04-03-22-300-012	Over Assessed	RECTOR MARY		
9:45 AM						
	2025-000074	0060 05-04-12-202-021	Over Assessed	LDG FARMINGTON IL, LLC		
	2025-000075	0060 05-04-12-202-024	Over Assessed	LDG FARMINGTON IL, LLC		
10:00 AM						
	2025-000076	0060 20-22-05-301-001	Over Assessed	KT17DG LLC		
10:15 AM						
	2025-000077	0060 18-19-22-112-043	Over Assessed	KK ASSOCIATES, LLC		

Hearing Room: BOARD OF REVIEW ROOM
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Fulton County Board of Review Schedule

Assessment Year: 2025
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
10:30 AM						
	2025-000083	0060 09-08-25-301-017	Over Assessed	PREFERRED-EAGAN I LLC	O'KEEFE LYONS & HYNES, LLC c/o Kevin B. Hynes	
10:45 AM						
	2025-000078	0060 05-04-33-400-004	Over Assessed	COTTONWOOD RECREATION, LLC		
	2025-000079	0065 08-07-25-400-007	Over Assessed	HERMAN BROS PROPERTIES LLC		
11:15 AM						
	2025-000080	0065 08-07-36-200-002	Over Assessed	HERMAN BROS PROPERTIES LLC		
	2025-000081	0065 09-08-30-300-003	Over Assessed	HERMAN BROS PROPERTIES LLC		
	2025-000082	0065 09-08-31-100-003	Over Assessed	HERMAN BROS PROPERTIES LLC		
11:30 AM						
	2025-000065	0080 05-04-12-104-001	Over Assessed	AMERITECH-ILLINOIS		
11:45 AM						
	2025-000066	0070 09-08-27-414-014	Over Assessed	AMERITECH-ILLINOIS		
1:00 PM						
	2025-000070	0060 05-04-12-208-014	Over Assessed	BANK OF YATES CITY		
1:30 PM						
	2025-000071	0060 09-08-10-401-001	Over Assessed	BANK OF FARMINGTON		
	2025-000073	0060 18-19-27-141-077	Over Assessed	IPAVA STATE BANK		
1:45 PM						
	2025-000034	0011 02-02-07-200-002	Over Assessed	HAYDEN CREEK RANCH, LLC		
2:00 PM						
	2025-000018	0040 09-08-22-413-005	Over Assessed	STARCEVICH RHONDA		

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Assessment Year: 2025
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Time	Docket Number	Property Class/Parcel	Complaint Type	Owner(s)/ Alternate	Agent(s)	Intervenor(s)
2:15 PM						
	2025-000046	0040 09-08-26-132-017	Over Assessed	GILMORE TIMOTHY & BETSY D		
2:30 PM						
	2025-000043	0040 18-19-04-400-006	Over Assessed	BALLARD MARY		
2:45 PM						
	2025-000040	0011 19-20-14-300-011	Over Assessed	NEUENDORF WANDA R & ALFRED TRU		
3:00 PM						
	2025-000015	0040 21-23-36-400-004	Over Assessed	MANN ANITA M		
3:15 PM						
	2025-000008	0040 15-15-11-300-005	Over Assessed	FLETCHER HOLLY		