
Call to Order

Meeting called to order at 9am by Allan Karnes. Those Present: Allan Karnes, Jessica Doerr Berger, Paulette Curkin, Maureen Berkowitz, and Tammy Ehlers

Approval of Minutes

Appeals

Certificate of Error

Hearings

[2.25.21 NEW](#)

Grayson Properties: 15.01.276.007

Present: Mr. Gray on behalf of Grayson Properties.

Omitted Building added for 2020. Mr. Gray showed pictures of building being used as a garage.

Ladd 15.20.226.001

Present for Ladd: Shelbi and Cory Ladd virtually

Property was purchased by Ladds in 2020 for \$160,000 sight unseen. Upon taking residency they discovered that the HVAC and roof need to be replaced. The Board requested any documentation showing the the appraisal showed the appraisal was made contingent on these upgrades.

University Mall 15.22.226.021 JC Penney Bldg: Present Ryan Gibbs attorney for the tax payer and Jamie Snyder for the City of Carbondale both present virtually. Also present for the County, Sharee Langenstein for Jackson County States Attorney Office

Mr. Gibbs has explained to the Board the the case he is trying to make with the comps submitted is based on uniformity. The Board questioned why Mr. Gibbs did not look for sales of other dark stores in the area.

University Mall 15.22.226.020 Centene/Illini Care: Present Ryan Gibbs attorney for the taxpayer and Jamie Snyder from the City of Carbondale. Also present for the County Sharee Langenstein from the Jackson County States Attorney Office.

Mr. Gibbs made the same argument as on the JC Penney Bldg. And the Board again questioned by Mr. Gibbs didnt look for sales of other dark stores in the area.

Clausen 15.16.406.005: Kurtis Clausen present for the hearing.

Mr. Clausen explained that he felt he was being unfairly treated by the Assessments office, The Courts,as well as the clerks office. After Mr. Clausen became agitated Mr. Karnes stated that the hearing was concluded and Mr. Clausen should leave the office.

Sun Hospitality Group (Hotel)15.14.326.010: Present Robert McQuellon attorney for the taxpayer, Jamie Snyder for the City of Carbondale both present virtually. Also present for the County Sharee Langenstein from the Jackson County States Attorney Office.

Mr. McQuellon again stated his case based on comps from other areas. Mr Karnes explained that all the hotels in the area were assessed using a per room assessment to keep them uniform.

Sunrise Motel Ent (strip mall 715 N Giant City Rd)15.14.326.017: Present Robert McQuellon attorney for the taxpayer, Jamie Snyder for the City of Carbondale both present virtually. Also present for the County, Sharee Langenstein for the Jackson County States Attorney Office.

Mr. McQuellon is requesting a reduction based on Covid-19 closure. Mr. Karnes asked if Mr. McQuellon has something showing how many months of rent the owners were not able to collect. Mr. Mcquellon said he did not have that information. Mr. Karnes concluded the hearing.

New Business

Old Business

Pending PTAB

Discussion of any cases currently at PTAB level.

Public Comment

Recess

DRAFT