

5-6-2024 Finance Committee Meeting Attachment 4

Dear Members of the Board,

We are writing to formally contest the current property tax assessment for our facility located at 206 E. Church St., Benton, IL. After graduating from college, we returned to Franklin County to establish our dream practice, relocating our business from West Frankfort to Benton in March 2020. Our unique clinic-gym hybrid model has substantially impacted the local healthcare and fitness landscape.

Our facility offers advanced, evidence-based chiropractic care led by Dr. Ryan Kathalynas and includes comprehensive services like physical therapy, massage therapy, and a fitness performance center. This multidisciplinary approach caters to Southern Illinois residents and attracts patients and elite athletes from beyond the local area.

Since our inception, we have expanded our services and staff, significantly contributing to the local economy through job creation, increased sales tax revenue, and drawing visitors from outside areas. Despite these contributions, our property has been assessed at \$36.74 per square foot—nearly three times the average of \$15.47 per square foot for twenty comparable properties. This stark disparity places an undue financial burden on us and hampers our ability to further invest in the community.

In a recent discussion with the Board of Assessments, it was acknowledged that there are known discrepancies in property assessments across the county, and that the county has not adhered to the state statute requiring reassessment every four years. The Board admitted that "two wrongs don't make a right" and recognized the necessity to correct these discrepancies. As such, we urge the Board to adjust the assessed value of our property to align with the average of the comparable properties until a comprehensive reassessment of the county is conducted. We believe that by addressing the inequities now, we ensure that those of us who are actively expanding the tax base are not unfairly penalized.

Enclosed are detailed reports and documentation supporting our claims. We are prepared to further discuss this issue and provide any additional information required at your earliest convenience. We trust that the Board will take swift action to rectify this assessment, acknowledging our contributions to the community and the acknowledged assessment discrepancies.

Thank you for your attention to this matter.

Sincerely,

Ryan and Allyson Kathalynas

