



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

October 16, 2024

9:00 AM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Board of Tax Assessors

Call to Order

Attendee Name	Title	Status
Mike Marchese	Chairman	Absent
Charlene Barrow	Vice Chairman	Present
Mickey Rogers	Board Member	Present
Beverly Ward	Board Member	Present
Sanina Moreland	Board Member	Present
Dean Henson	Chief Appraiser	Present
Angie Pough	Deputy Chief Appraiser	Present
Cheri McKinney	Clerk	Present

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, October 16, 2024.

Meeting Called to Order

Vice-Chairman Charlene Barrow called the meeting to order at 9:00 AM.

Regular Session

Approval of Agenda

1. Request Approval of the Agenda

Motion To: **Approve**

The Board voted to approve the agenda for the October 16, 2024 Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Approval of Minutes

2. Request Approval/Execution of October 2, 2024 Board of Assessor Minutes

Motion To: **Approve**

The Board voted to approve the minutes from the Regular Meeting Session held on October 2, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Mickey Rogers

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Unfinished Business

3. Update Regarding the Number of 2023 Superior Court Appeals and 2024 Appeals

Clerk McKinney explained that as of October 16, 2024, the following number of appeals have been filed:

- 2023 Superior Court - 1 Appeal
- 2024 Superior Court - 13 Appeals
- Withdrawn - 45 Appeals
- Resolved - 817 Appeals
- Hearing Officer - 13 Appeals
- Board of Equalization - 399 Appeals
- Arbitration- No Appeals
- Active - 17 Appeals
- 30 Day - 167 Appeals

New Business

4. Request for Continuation of Expired Re-appeal

Clerk McKinney explained that staff is in receipt of a request to continue an expired re-appeal from Ms. Elizabeth Williams for property located at 7 Ridgeview Court (Parcel # 070-5200-004).

The Board discussed with Ms. Williams that per State Law the Board cannot accept reappeals after the 30-days have expired.

Ms. Williams was advised by the Board to complete a property tax return for the year 2025 at the Tax Assessors Office between January 2, 2024, through April 1, 2024, for property located at 7 Ridgeview Court (Parcel # 070-5200-004).

5. Request Approval to Remove Non-Disclosure

Clerk McKinney explained that staff is in receipt of a request to remove a non-disclosure from Mr. Austin Soper for property located at 167 Avondale Circle, Newnan (Parcel # 111A-069).

The Board discussed the removal of a non-disclosure for closing purposes.

Motion To: **Approve**

The Board voted to approve a request from Mr. Austin Soper to remove the non-disclosure of property located at 167 Avondale Circle, Newnan (Parcel # 111A-069).

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

6. Request to Add Non-Disclosure Status

Clerk McKinney explained that staff is in receipt of a request to add a non-disclosure.

It was the consensus of the Board to table the request to add a non-disclosure until the next Regular Session Meeting on November 6, 2024.

7. Request to Remove Property from Tax Records

Motion To: **Approve**

Chief Deputy Appraiser Angie Pough explained to the Board Mr. Sharpe wanted his

personal house and land exempt. The Board said at this time Mr. Sharpe does not meet the requirements under Georgia Law O.C.G.A. 48-5-41.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

8. Request to be Removed from CUVA

Motion To: **Approve**

Tax Division Analyst, Keith Knight presented a letter from Mr. Charles Witcher requesting to remove Conservation Use Value Assessment (CUVA) from Parcels # 046-5131-001 and 046-5131-013. Mr. Witcher plans to deed the property between his children and, because of his age, state law allows removal of the CUVA without a breach.

The Board voted to approve removal of CUVA from Parcels # 046-5131-001 and 046-5131-013 as requested by Mr. Charles Witcher.

RESULT: (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Motion To: **Approve**

The Board voted to amend the agenda to add Account Change Orders to the Agenda.

RESULT: (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Motion To: **Approve**

The Board voted to execute Account Change Orders received since the previous meeting held on October 2, 2024.

RESULT: (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Status Update

Dean Henson presented the following information to the Board:

- Tammy Griffith and Ashley Gunnin passed the Appraiser 1 test.
- Aron Sutton passed the Appraiser 3 test.
- The field staff has completed their appeals and is starting to pick up new houses.
- The mapping/land department has started dividing land into subdivisions/lots.

Adjournment

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Sanina Moreland

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward