



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

November 6, 2024

9:00 AM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Board of Tax Assessors

Roll Call/Call to Order

Attendee Name	Title	Status
Mike Marchese	Chairman	Present
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, November 6, 2024.

Meeting Called to Order

Chairman Marchese called the meeting to order at 9:00 a.m.

Regular Session

Approval of Agenda

1. Request Approval of the Agenda

Motion to: **Approve**

The Board voted to approve the agenda for the November 6, 2024, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Approval of Minutes

2. Request Approval of the Minutes from the October 16, 2024 Board of Assessors Meeting

Motion to: **Approve**

The Board voted to approve the minutes from the Regular Meeting Session held on Wednesday, October 16, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

AYES: Mike Marchese, 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 November 6, 2024, the following number of appeals have been filed:

- 2023 Superior Court - 1 Appeal
- 2024 Superior Court - 0 Appeals
- Withdrawn - 44 Appeals
- Resolved - 957 Appeals
- Hearing Officer - 10 Appeals
- Board of Equalization - 411 Appeals
- Arbitration - 0 Appeals
- Active - 10 Appeals
- 30 Day - 42

4. Request for Non-Disclosure Status

Clerk McKinney explained that on October 9, 2024, staff received a request to seal a new property record. At the October 16, 2024, meeting, the Board voted to defer the request until the November 6, 2024, meeting and until a warranty deed has been recorded. As of November 4, 2024, the warranty deed has not been recorded.

Motion to: **Defer**

The Board voted to defer a decision regarding a request for non-disclosure until the November 20, 2024, meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Mike Marchese

SECONDER: Beverly Ward

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

New Business

5. Request for Non-Disclosure Status

Motion to: **Approve**

The Board voted to approve the addition of non-disclosure status to the following parcels:

- Parcel #N38-0002-007
- Parcel #111A-139
- Parcel #150-1177-065

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

6. Request to Remove Property from Conservation Use Valuation Assessment (CUVA)

Appraiser III, Gene Underwood, explained that staff received a request from Mr. Adam Rogers to remove Parcel # 089-2101-013 and Parcel # 089-2101-015 from Conservation Use Valuation Assessment (CUVA).

In response to a question from Board Member Beverly Ward, Mr. Underwood explained that Parcel # 089-2101-013 contains 12.29± acres and Parcel # 089-2101-015 contains 11.43± acres and the property is already being developed into Wild Fern Reserve Subdivision.

Motion to: **Approve**

The Board voted to remove Parcel # 089-2101-013 and Parcel # 089-2101-015 from

Conservation Use Valuation Assessment (CUVA) as requested by Mr. Adam Rogers.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

7. Request to Continue/Reinstate Appeal for 25 Quig Youngs Road

Appraiser III, Keith Forsyth explained that on October 22, 2024, staff received a request from the JW Clifton Law Firm, LLC to continue/reinstate an appeal for property located at 25 Quig Youngs Road (Parcel # 091-2220-047). According to Mrs. Joanna Greene at Clifton Law Firm, an error was made by their staff regarding dismissal of the appeal.

Upon discussion of all Board members, the Board does not have the authority to reopen the appeal and therefore motioned to deny the reopening of the appeal.

Motion to: **Deny**

The Board voted to deny a request from JW Clifton Law Firm, LLC to continue/reinstate an appeal for property located at 25 Quig Youngs Road (Parcel # 091-2220-047).

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

8. Request Approval of the Update to the Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA) Schedules

Chief Appraiser, Dean Henson explained that staff is requesting to utilize the updated Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA) schedule for the WinGap System.

Motion to: **Approve**

The Board voted to approve the use of the updated Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA) schedule for the WinGap System.

RESULT: (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

9. Request Approval/Execution of Account Change Orders (ACO) and Waiver and Releases

Chief Appraiser, Dean Henson, handed to the Board Account Change Orders (ACOs) and Waiver and Release forms to be signed.

Motion to: **Execute**

The Board voted to Execute the Account Change Orders (ACOs) and Waiver and Release Forms.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

10. Request the Board change the November 20, 2024 meeting time to 9:30 A.M.

Chief Appraiser Dean Henson requested that the Board amend the BOA meeting on November 20, 2024, to 9:30 a.m.

Motion to: **Amend**

The Board voted to amend the meeting time of the November 20, 2024, Board of Assessors meeting from 9:00 a.m. to 9:30 a.m.

RESULT: (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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

Status Update

Chief Appraiser Dean Henson, presented the following status update:

- Beverly Helton is attending Course GA Assessment Administration and Specialized

Assessments Workshop

- Hearing Officer Appeals are being heard from November 6 through November 8, 2024.
- Members of personal property will be attending an informational class on December 12, 2024, regarding House Bill 581.

Adjournment

Motion to: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Chairman

Read, approved, and adopted this
The 20th day of November 2024

ATTEST: _____
Clerk