



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

February 5, 2025

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

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, February 5, 2025.

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 February 5, 2025, Regular Meeting Session.

RESULT: (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Sanina Moreland

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

Approval of Minutes

2. Request Approval/Execution of the Minutes from the Regular Meeting Session Held on December 18, 2024

Motion to: Approve

The Board voted to approve the minutes from the Regular Meeting Session held on Wednesday, December 18, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

3. Request Approval/Execution of the Minutes from the Regular Meeting Session Held on January 8, 2025

Motion to: Approve

The Board voted to approve the minutes from the Regular Meeting Session held on Wednesday, January 8, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Unfinished Business

4. Update Regarding 2023 Superior Court Appeals and 2024 Appeals

Clerk McKinney explained that as of February 5, 2025, the following number of appeals have been filed:

- 2023 Superior Court - 1
- 2024 Superior Court - 2
- 30 Day - 0
- Active - 0

- Arbitration - 0
- Board of Equalization - 205
- Hearing Officers - 0
- Resolved - 1,195
- Withdrawn - 64

New Business

5. Request Approval of the 2025 Conservation Use Valuation Assessment (CUVA) Applications

Appraiser II Beverly Helton explained that staff received the following number of Conservation Use Valuation Assessment (CUVA) applications for approval by the Board:

- New CUVA applications - 12 owners/15 parcels
- CUVA renewals - 24 owners/27 parcels
- CUVA continued covenants - 5 owners/9 parcels

Motion to: Approve

The Board voted to approve the following 2025 Conservation Use Valuation Assessment (CUVA) applications as presented by staff:

- New CUVA applications - 12 owners/15 parcels
- CUVA renewals - 24 owners/27 parcels
- CUVA continued covenants - 5 owners/9 parcels

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

6. Request to Breach a Conservation Use Valuation Assessment (CUVA) by Brenda S Harper and Billy Glen Harper for Property Located Off Wagers Mill Road, Newnan

Appraiser II Beverly Helton explained that staff received a request from Mr. Billy Glen Harper and Mrs. Brenda S. Harper to discontinue their qualified Conservation Use Valuation Assessment (CUVA) based on their ages on the following three (3) parcels:

- Parcel # 034-4042-001 (26.75± acres located on Wagers Mill Road)
- Parcel # 034-4042-010 (34.65± acres located on Wagers Mill Road)

- Parcel # 034-4023-010 (51.54± acres located on Wagers Mill Road)

Motion to: Approve

The Board voted to discontinue the qualified Conservation Use Valuation Assessment (CUVA) on the following three (3) parcels as requested by Mr. Billy Glen Harper and Mrs. Brenda S. Harper:

- Parcel # 034-4042-001 (26.75± acres located on Wagers Mill Road)
- Parcel # 034-4042-010 (34.65± acres located on Wagers Mill Road)
- Parcel # 034-4023-010 (51.54± acres located on Wagers Mill Road)

RESULT: (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

7. Request to Add Non-Disclosure Status

Clerk McKinney explained that staff is in receipt of a request to add a non-disclosure status to Parcel # 027-3072-016.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel # 027-3072-016 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Mickey Rogers

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

8. Discussion Regarding Public Utility Appeals

Chief Appraiser Henson explained that staff received requests from the following Public Utility companies to appeal their equalization ratio for Tax Year 2024:

- Georgia Transmission Corporation
- Oglethorpe Power Corporation
- CenturyLink Communications LLC (F.K.A. QCC LLC PUA-0612736)

Motion to: Accept

The Board voted to maintain the 40% level of assessment as asserted in the Notice of Assessment and to accept requests to appeal the equalization ratio for Tax Year 2024 from

the following Public Utility companies:

- Georgia Transmission Corporation
- Oglethorpe Power Corporation
- CenturyLink Communications LLC (F.K.A. QCC LLC PUA-0612736)

RESULT: Passed (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 Henson distributed the Account Change Order (ACOs) and Waiver and Release Forms for execution by the Board.

Motion to: Execute

The Board voted to execute the Account Change Orders (ACOs) and Waiver and Release forms.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

Status Update

Chief Appraiser Henson presented the following status updates:

- The last day for Board of Equalization Hearings is February 5, 2025
- Kim Putman is attending the income class in Jasper, Georgia from February 3, 2025 - February 7, 2025
- 59 applications have been received for the advertised Tax Associate position
- CAVEAT is scheduled for the week of May 19, 2025 - May 22, 2025
- Chief Appraiser Henson will begin review of the 2024 digest

Adjournment

Motion to: Adjourn

The Board voted to Adjourn the February 5, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Chairman

Read, approved, and adopted this
The _____ day of _____, 2025

ATTEST: _____
Clerk