



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

February 19, 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	Present
Cheri McKinney	Clerk	Present

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, February 19, 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 19, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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 February 5, 2025

Motion to: Approve

The Board voted to approve the minutes from the Regular Meeting Session held on Wednesday, February 5, 2025.

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 2023 Superior Court Appeals and 2024 Appeals

Clerk McKinney explained that as of February 19, 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 - 204
- Hearing Officers - 0
- Resolved - 1,202
- Withdrawn - 65

New Business

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

Applications

Appraiser II Beverly Helton explained that staff received 22 applications for the Conservation Use Valuation Assessment (CUVA) applications for approval by the Board and 1 application for the Conservation Use Valuation Assessment (CUVA) for denial by the Board

- New CUVA applications - 5 parcels
- CUVA renewals - 12 parcels
- CUVA continuation covenants - 5 parcels
- Denied CUVA applications - 1 parcel

Motion to: Approve

The Board voted to approve 22 parcels for 2025 Conservation Use Valuation Assessment (CUVA) applications and deny 1 parcel for 2025 Conservation Use Valuation Assessment (CUVA) as presented by staff:

- New CUVA applications-5 parcels
- CUVA renewals-12 parcels
- CUVA continued covenants-5 parcels
- Denied CUVA applications - 1 parcel # 035-4028-022 owned by John Ward Stuckey and Melissa Dawn Stuckey located at 121 Mt Carmel Road Newnan, Georgia

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

5. Request Approval to Breach a Conservation Use Valuation Assessment (CUVA) for Property Located at 376 Lawshe Road, Senoia

Appraiser II Beverly Helton explained that staff received a deed of sale for property located at 376 Lawshe Road, Senoia, Georgia (Parcel #157-1196-008). The property was in Conservation Use Valuation Assessment (CUVA). The sale of the property breaches the Conservation Use Valuation Assessment (CUVA) and requires discontinuance of the qualified Conservation Use Valuation Assessment (CUVA),

Motion To: Approve

The Board voted to discontinue the qualified Conservation Use Valuation Assessment (CUVA) on the following parcel:

- Parcel # 157-1196-008 50.29± acres located at 376 Lawshe Road, Senoia, Georgia

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Sanina Moreland

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

6. Request for a Refund for Tax Year 2023 for Property Located at 95 Le Paradis Boulevard, Sharpsburg

Clerk McKinney explained that staff received a request from Mr. Michael Wineman for a refund for Tax Year 2023 on Parcel # 132-6087-031 located at 95 Le Paradis Blvd. Sharpsburg, Georgia. The second floor square footage was charged incorrectly in 2023 and corrected for the 2024 Tax Year through an appeal made by Mr. Wineman.

Motion to: Execute

The Board voted to execute a refund for Tax Year 2023 for Parcel # 132-6087-031 located at 95 Le Paradis Blvd. Sharpsburg, Georgia.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

7. Request Approval/Execution of Account Change Orders (ACO) and Waiver and Release Forms

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: Sanina Moreland

SECONDER: Charlene Barrow

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

Status Update

Chief Appraiser Henson presented the following status updates:

- Interviews will take place on February 19, 2025, and February 20, 2025, for the Tax

Associate position.

- The Board of Equalization postponement hearing dates are March 3, 2025, and March 11, 2025.
- Chief Appraiser Dean Henson and Tax Division Analyst Keith Knight will be attending a WinGAP Group meeting on March 12, 2025, in Macon, Georgia.
- Board member Beverly Ward mentioned the Facebook post (which may have been deleted) made by school board member Frank Farmer in which he cast blame for circumstances leading to HB581 on the Tax Assessors Office. The Board believes Mr. Farmer's accusation to be highly inaccurate and wants this record to reflect such.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the February 19, 2025, Regular Meeting Session

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 _____ day of _____, 2024

ATTEST: _____
Clerk