



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

March 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, March 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 March 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

Approval of Minutes

2. Request Approval/Execution of the Minutes from the Regular Meeting Session held on March 5, 2025

Motion To: Approve

The Board voted to approve the minutes from the Regular Meeting Session held on March 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 March 19, 2025, the following number of appeals have been filed:

- 2023 Superior Court - 1
- 2024 Superior Court - 2
- 30 Day - 0
- Active - 2 (Public Utilities CentryLink)
- Arbitration - 0
- Board of Equalization - 43
- Hearing Officers - 0
- Resolved - 1,360
- Withdrawn - 74

New Business

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

Applications

Appraiser II Beverly Helton explained that staff received 74 applications for the Conservation Use Valuation Assessment (CUVA) applications for approval by the Board.

- New CUVA applications - 25 parcels
- CUVA continued covenants - 31 parcels
- CUVA renewals - 18 parcels

Motion To: Approve

The Board voted to approve 74 parcels for 2025 Conservation Use Valuation Assessment (CUVA) applications as presented by staff:

- New CUVA applications - 25 parcels
- CUVA continued covenants - 31 parcels
- CUVA renewals - 18 parcels

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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

5. Request for Non-Disclosure Status

Clerk McKinney explained that staff is in receipt of a request to add a non-disclosure status to Parcel # 105-8015-040.

Motion To: Approve

The Board voted to approve non-disclosure status on Parcel # 105-8015-040 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

6. Request from Mr. David Morris for Homestead Exemption

Clerk McKinney explained that staff has received a request from Mr. David Morris for a Homestead Exemption on Parcel # 165-1270-002 (668 Line Creek Road, Senoia). The property is in the Dianna Morris Trust and the proper paperwork was provided. Mr. David Morris would like the Board to review the application. Mrs. Dianna Morris does not reside on the property, but has control of the trust while she is living. Mr. David Morris lives on the property and is a beneficiary of the trust, but does not benefit from the trust while

Mrs. Dianna Morris is living.

The Board pointed out that since Mr. David Morris is not benefiting from the trust, Mr. David Morris should not receive homestead exemption on this property.

Motion To: Deny

The Board voted to deny a request from David Morris for a Homestead Exemption on Parcel # 165-1270-002 (668 Line Creek Road, Senoia).

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Sanina Moreland

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

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

Chief Appraiser Henson distributed the Account Change Order (ACO's) and Waiver and Release Forms for execution by the Board.

Motion To: Execute

The Board voted to execute the Account Change Order (ACO's) and Waiver and Release Forms.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Status Update

Chief Appraiser Henson presented the following status updates:

- Kim McCrudden and Julia Folsom are attending class in Milledgeville, GA.
- Kowel Manzanillo received recognition for his professionalism from a taxpayer.
- House Bill 92 is completing its final revision.
- WinGap is working on completing the programming for House Bill 581.

Adjournment

Motion To: Adjourn

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

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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