



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

November 20, 2024

9:30 AM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Board of Tax Assessors

Roll Call

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 20, 2024.

Meeting Called to Order

Chairman Marchese called the meeting to order at 9:30 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 20, 2024, Regular Meeting Session

RESULT: (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

Motion To: **Approve**

The Board voted to amend the agenda to add a non-agenda item for discussion by the Board.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

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 November 6, 2024

Motion To: **Approve**

The Board voted to approve the minutes from the Regular Meeting Session held on Wednesday, November 6, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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 20, 2024, the following number of appeals have been filed:

- 2023 Superior Court - 1 Appeal
- 2024 Superior Court - 0 Appeal
- Withdrawn - 44 Appeals

- Resolved - 957 Appeals
- Hearing Officer - 10 Appeals
- Board of Equalization - 411 Appeals
- Arbitration - 0 Appeals
- Active - 10 Appeals
- 30 Day - 0 Appeals

4. Continuation of a Request for Non-Disclosure Status

Clerk McKinney explained that on October 9, 2024, staff received a request to seal a new property record on Parcel # SG5-147. On October 16, 2024, the Board voted to defer the request until a deed was filed in Superior Court. On November 12, 2024, a deed was filed in Superior Court.

Motion To: **Approve**

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

- SG5-147

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

New Business

5. Request Regarding a Breach of Conservation Use Valuation Assessment (CUVA)

Appraiser II Beverly Helton explained that staff received a Deed Under Power Sale for Parcel # 054-2240-001 and Parcel # 054-2240-002. These parcels are in Conservation Use Valuation Assessment (CUVA) and the Deed Under Power Sale placed Parcel # 054-2240-001 and Parcel # 054-2240-002 in foreclosure status. Therefore, any property in the Conservation Use Valuation Assessment (CUVA) placed in foreclosure status is a breach of the program.

Motion To: **Approve**

The Board voted to remove the Conservation Use Valuation Assessment (CUVA) from Parcel # 054-2240-001 and Parcel # 054-2240-002.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

6. Request from Mr. Alan Shriver for a Veterans Homestead Exemption

Clerk McKinney explained that Alan Kent Shiver applied for Veterans Homestead Exemption. Veterans Homestead Exemption requires a Summary of Benefits Letter to be provided to the Coweta County Tax Assessors Office before the Exemption can be applied. Mr. Shiver provided a Summer of Benefits Letter, but did not have all the required information needed to apply for the exemption. Board member Barrow suggested reaching out to Mr. Shiver to see if a different letter can be provided with the correct information.

Motion To: **Deny**

The Board voted to deny Veterans Homestead Exemption to Mr. Alan Kent Shiver.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

AYES: None

7. Request from Mr. Deok Hyun Han for a Homestead Exemption for Year 2025

Clerk McKinney explained that on November 13, 2024, staff received a Homestead Exemption Application from Mr Deok Hyun Han, Parce # 111C-074. Mr. Han provided a permanent resident card as his proof of identification. Clerk McKinney explained to the Board that Mr. Han had a GA driver's license and his vehicle was also registered in Coweta County. The staff was unaware that a non-citizen could apply and receive a homestead exemption. The Homestead Exemption Application allows a non-citizen to receive homestead exemption if a Legal Alien Registration # is provided and the Permanent Resident card is provided. Mr. Han provided both of these documents.

Motion To: **Approve**

The Board voted to Approve the Homestead Exemption Application for Mr. Deok Hyun Han Parcel # 111C-074.

RESULT: (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Sanina Moreland

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

Appraiser III Joe Maddox presented to the Board the status of the Hearing Officer Appeals Hearings that occurred from November 6 through November 8, 2024. After discussion of the results, the Board decided to file in Superior Court on WPRE I Calumet LLC Parcel # N57A-138.

Motion To: **Approve**

The Board voted to approve to file in Superior Court on WPRE I Calumet LLC Parcel # N57A-138.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

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

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

Motion To: **Execute**

The Board voted to Execute the Account Change Orders (ACO's) and Waiver and Release Forms

RESULT: (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

Status Update

Executive Session

There were no issues to be discussed in the Executive Session.

Regular Session

Affidavit

Adjournment

Motion To: **Adjourn**

The Board voted to Adjourn the November 20, 2024, Regular Meeting Session

RESULT: (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 _____, 2024

ATTEST: _____
Clerk