



## Board of Tax Assessors

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### Regular Session

### Minutes

770.254.2680

April 16, 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           | Absent  |
| 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, April 16, 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 April 16, 2025, Regular Meeting Session.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Charlene Barrow

**SECONDER:** Beverly Ward

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

## Approval of Minutes

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

### **Motion To: Execute**

The Board voted to execute the minutes from the Regular Meeting Session held on April 2, 2025.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Sanina Moreland

**SECONDER:** Beverly Ward

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

## Unfinished Business

3. Update Regarding 2023 Superior Court Appeals and 2024 Appeals

Update Regarding 2023 Superior Court and 2024 Appeals

As of April 16, 2025, there are:

- 2023 Superior Court - 1
- 2024 Superior Court - 1
- 30 Day - 0
- Active - 2 (Public Utilities CentryLink)
- Arbitration - 0
- Board of Equalization - 28
- Hearing Officer - 0
- Resolved - 1,366
- Withdrawn - 74

4. Request for Non-Disclosure

Chief Appraiser Henson explained that on March 20, 2025, staff received a request to seal a property record on Parcel # 038-3030-012. On April 2, 2025, it was the consensus of the Board to defer the request until additional information was received. Staff received

additional information from the appropriate department to seal the property record.

**Motion To: Approve**

The Board voted to approve non-disclosure on Parcel # 038-3030-012.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Beverly Ward

**SECONDER:** Charlene Barrow

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

**New Business**

5. Request to be Removed From CUVA

Appraiser II, Beverly Helton, explained that the staff received a request from Mr. Michael Verlander to remove Parcel # 016-3104-003 from the Conservation Use Assessment Valuation (CUVA). Mr. Michael Verlander filled out a CUVA application for Tax Year 2025 and paid the fee to have the application recorded. The application was recorded in Superior Court. Mr. Michael Verlander decided he did not want his property in CUVA and wrote a letter asking to remove the property from CUVA.

**Motion To: Approve**

The Board voted to remove Parcel # 016-3104-003 from the Conservation Use Valuation Assessment (CUVA) as requested by Mr. Michael A. Verlander.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Sanina Moreland

**SECONDER:** Beverly Ward

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

6. Request Approval of the 2025 Conservation Use Valuation Assessment (CUVA) Applications and Forest Lands Protection Act (FLPA)

Appraiser II, Beverly Helton, explained that staff received the following number of Conservation Use Valuation (CUVA) and Forest Lands Protection Act (FLPA) applications for approval by the Board:

- New CUVA applications - 23 owners/30 parcels
- CUVA renewals - 18 owners/20 parcels
- CUVA continued covenants - 6 owners/7 parcels
- New FLPA applications - 2 owners/2 parcels

**Motion To: Approve**

The Board voted to approve the following 2025 Conservation Use Valuation Assessment (CUVA) and Forest Lands Protection Act (FLPA) applications as presented by staff:

- New CUVA applications - 23 owners/30 parcels
- CUVA renewals - 18 owners/20 parcels
- CUVA continued covenants - 6 owners/7 parcels
- New FLPA applications - 2 owners/2 parcels

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Sanina Moreland

**SECONDER:** Beverly Ward

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

7. Request Approval Values for Conservation Use Valuation Assessment (CUVA) from Department of Revenue (DOR)

Chief Appraiser Henson presented the 2025 Department of Revenue Table of the Conservation Use Valuation Assessment (CUVA) land values. Coweta County falls under CUVA #4 and the table is per acre values.

**Motion To: Approve**

The Board voted to approve the 2025 Department of Revenue Table of the Conservation Use Valuation Assessment (CUVA) land values.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Beverly Ward

**SECONDER:** Charlene Barrow

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

8. Request Approval Values for Forest Land Protection Act (FLPA) from Department of Revenue (DOR)

Chief Appraiser Henson presented the 2025 Department of Revenue Table of Forest Land Protection Act (FLPA) land values. Coweta County falls under FLPA #4 and the table is per acre values.

**Motion To: Approve**

The Board voted to approve the 2025 Department of Revenue Table of Forest Land Protection Act (FLPA) land values.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Sanina Moreland

**SECONDER:** Beverly Ward

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

9. Request Approval Values for Owner Harvested from Department of Revenue (DOR)

Chief Appraiser Henson presented the 2025 Department of Revenue Owner Harvested values.

**Motion To: Approve**

The Board voted to approve the 2025 Department of Revenue Owner Harvested values.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Beverly Ward

**SECONDER:** Sanina Moreland

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

10. Request from Mr. Edward DeBona for a Senior Veterans Homestead Exemption for Year 2025

Clerk McKinney explained that staff had received a request from Mr. Edward DeBona for a Senior Veterans Homestead exemption application on Parcel # N57A-492 (101 Commonwealth Circle, Newnan). He applied online on February 14, 2025, and provided his Florida driver's license. However, Mr. DeBona passed away prior to the Department of Driver Services assisting him with his driver's license.

The Board reviewed the documentation and approved the Senior Veterans Homestead Exemption.

**Motion To: Approve**

The Board voted to approve the request from Mr. Edward DeBona for a Senior Veterans Homestead exemption on Parcel # N57A-492 (101 Commonwealth Circle, Newnan).

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Beverly Ward

**SECONDER:** Charlene Barrow

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

11. Request for Non-Disclosure Status

Clerk McKinney explained that staff is in receipt of a request to add non-disclosure status to Parcel # SG4-316.

**Motion To: Approve**

The Board voted to approve non-disclosure status on Parcel # SG4-316 as requested.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Sanina Moreland

**SECONDER:** Charlene Barrow

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

12. Request for Non-Disclosure Status

Chief Appraiser Henson explained that staff is in receipt of a request to add a non-disclosure status to Parcel # 072-5121-005A. Chief Appraiser Henson read a letter received from the property owner. After reviewing the letter, the Board determined the property owner did not meet the requirements for non-disclosure status.

**Motion To: Deny**

The Board voted to deny the request for non-disclosure on Parcel # 072-5121-005A.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Sanina Moreland

**SECONDER:** Charlene Barrow

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

13. Request to Remove Non-Disclosure

Clerk McKinney explained that staff is in receipt of a request to remove a non-disclosure from Renea Carl for property located at 15 Creekview Drive, Newnan (Parcel # 061A-094).

**Motion To: Approve**

The Board voted to approve a request from Mrs. Renea Carl to remove the non-disclosure of property located at 15 Creekview Drive, Newnan (Parcel # 061A-094).

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Sanina Moreland

**SECONDER:** Charlene Barrow

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

14. Tax Exempt Status on an Airplane for Resurrection House for all Nations

Chief Appraiser Henson explained that staff is in receipt of a request to have an airplane owned by Resurrection House for all Nations to be exempt. It was the consensus of the Board to defer the request until more information is obtained.

**Motion To: Defer**

It was the consensus of the Board to defer Resurrection House for all Nations request for airplane tax-exempt status.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** None

**SECONDER:** None

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

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

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:** Sanina Moreland

**SECONDER:** Beverly Ward

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

**Status Update**

Chief Appraiser Henson presented the following update:

- Tax Associate position is open.

**Adjournment**

**Motion To: Adjourn**

The Board voted to adjourn the April 16, 2025, Regular Meeting Session.

**RESULT: Passed (UNANIMOUS)**

**MOVER:** Sanina Moreland

**SECONDER:** Beverly Ward

**AYES:** Mike Marchese, Charlene Barrow, Sanina Moreland, Beverly Ward

\_\_\_\_\_  
Chairman

Read, approved, and adopted this  
The \_\_\_\_\_ day of \_\_\_\_\_, 2025

ATTEST: \_\_\_\_\_  
Clerk

