



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

May 14, 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, May 14, 2025.

Meeting Called to Order

Chairman Marchese called the meeting to order at 9:00 AM.

Regular Session

Approval of Agenda

1. Request Approval of the Agenda

Motion To: Approve

The Board voted to approve the agenda for the May 14, 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 April 16, 2025

Motion To: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on April 16, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Unfinished Business

3. Update Regarding 2023 Superior Court Appeals and 2024 Appeals

Clerk Cheri McKinney explained that as of May 14, 2025, there are:

- 2023 Superior Court - 1
- 2024 Superior Court - 2
- 30 Day - 0
- Active - 2 (Public Utilities CentryLink)
- Arbitration - 0
- Board of Equalization - 2
- Hearing Officer - 0
- Resolved - 1,396
- Withdrawn - 73

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

Appraiser III Cindy Mathews explained that staff is in receipt of a request from Chika N. Onuzo pastor of Resurrection House for all Nations to exempt an airplane owned by Resurrection House for all Nations because it is a church-owned asset (personal property aircraft). 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 the request from Chika N. Onuzo pastor of Resurrection House for all Nations to exempt an airplane owned by Resurrection House for all Nations until additional information has been received.

RESULT: (UNANIMOUS)

MOVER: None

SECONDER: None

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

New Business

5. Request to Breach Conservation Use Valuation Assessment (CUVA) by Frances Marion Bowie for Property Located at 260 Cedar Creek Road, Newnan (Parcel #095-5175-003)

Appraiser II, Beverly Helton, explained that the staff received a request from Scotty Dawson Bowie, Sr., Power of Attorney on behalf of his mother Mrs. Frances Marion Bowie, to remove the Conservation Use Valuation Assessment (CUVA) for property located at 260 Cedar Creek Road, Newnan (Parcel # 095-5175-003) because she is currently in assisted living and is 100 years of age.

Motion To: Approve

The Board voted to remove the Conservation Use Valuation Assessment (CUVA) for property located at 260 Cedar Creek Road, Newnan (Parcel # 095-5175-003) as requested by Scotty Dawson Bowie Sr. Power of Attorney on behalf of his mother, Mrs, Frances Marion Bowie, because she is currently in assisted living and is 100 years of age.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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

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

Appraiser II Beverly Helton explained that staff received applications requesting Conservation Use Valuation Assessment (CUVA) from the following:

New CUVA applications:

- Teresa Summers Hensley, Parcel # 148-1183-018, located near Tranquil Road, Senoia

- Don J Jones Sr. Trust for property located on Parcel # 088-2069-002 located on E Highway 16

CUVA continued covenants:

- Wiggins Living Trust & Leann P Jones, Parcel # 088-2070-006 located on E Highway 16, Newnan
- Brookview Farms Parcel # 018-3131-002 located on J. D. Walton Road, Newnan
- Peter Asci, Parcel # 139-1131-006 for property located at 2153 Elders Mill Road, Senoia
- David N Burnham III and Kelly M, Parcel # 061-5100-001A located at 435 Witcher Road, Newnan

Motion To: Approve

The Board voted to approve the 2025 Conservation Use Valuation Assessment (CUVA) for the following properties:

New CUVA applications

- Teresa Summers Hensley, Parcel # 148-1183-018, located near Tranquil Road, Senoia
- Don J Jones Sr. Trust for property located on Parcel # 088-2069-002 located on E Highway 16

CUVA continued covenants:

- Wiggins Living Trust & Leann P Jones, Parcel # 088-2070-006 located on E Highway 16, Newnan
- Brookview Farms Parcel # 018-3131-002 located on J. D. Walton Road, Newnan
- Peter Asci, Parcel # 139-1131-006 for property located at 2153 Elders Mill Road, Senoia
- David N Burnham III and Kelly M, Parcel # 061-5100-001A located at 435 Witcher Road, Newnan

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Appraiser II, Beverly Helton, explained that staff received an application from Mrs. Norma S. Ramey requested a Conservation Use Valuation Assessment (CUVA) for the property located at 5613 Highway 54, Sharpsburg (Parcel # 137-1114-003). Appraiser Helton explained that the property does not meet the 12-acres acreage requirement for CUVA.

Motion To: Deny

The Board voted to deny a request from Mrs. Norma S. Ramey for property located at 5613 Highway 54, Sharpsburg (Parcel #137-1114-003) for a Conservation Use Assessment Valuation (CUVA).

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Appraiser II Beverly Helton explained that the staff received a request from Mrs. Brenda Thompson requesting the release of the following properties from Conservation Use Valuation Assessment (CUVA) following the death of co-owner George A Thompson:

- Parcel # 170-1299-002 is located at 910 Line Creek Road, Senoia
- Parcel # 170-1299-002A is located at 910 Line Creek Road, Senoia
- Parcel # 170-1299-006 is located near Line Creek Road, Senoia
- Parcel #170-1299-014 is located on Line Creek Road, Senoia

Motion To: Approve

The Board voted to approve the request from Mrs. Brenda Thompson the release of the following properties from Conservation Use Valuation Assessment (CUVA) following the death of co-owner George A Thompson:

- Parcel # 170-1299-002 is located at 910 Line Creek Road, Senoia
- Parcel # 170-1299-002A is located at 910 Line Creek Road, Senoia
- Parcel # 170-1299-006 is located near Line Creek Road, Senoia
- Parcel #170-1299-014 is located on Line Creek Road, Senoia

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

7. Request for Non-Disclosure Status

Clerk McKinney explained that staff is in receipt of a request to add non-disclosure status to Parcel # 091-2199-019.

Motion To: Approve

The Board voted to approve non-disclosure status on Parcel # 091-2199-019 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

8. Request for a Refund for Tax Years 2022, 2023 and 2024 for Property Located at 310 Persimmon Drive, Newnan

Clerk McKinney explained that the staff received a request from Mrs. Robin Barrett for a refund for Tax Years 2022, 2023 and 2024 for Parcel # 130-6114-004 located at 310 Persimmon Drive, Sharpsburg. The detached garage had been over-assessed because the upstairs of the garage has been unfinished.

Motion To: Execute

The Board voted to execute a refund for the Tax Years 2022, 2023 and 2024 for Parcel # 130-6114-004 located at 310 Persimmon Drive, Sharpsburg.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

9. Request for a Refund for Tax Year 2024 for Property Located at 160 Addy Road, Senoia

Clerk McKinney explained that the staff received a request from Mrs. Holly Smith for a refund for Tax Year 2024 on Parcel # 156-1216-011 located at 160 Addy Road, Senoia. The second floor area was charged incorrectly as being finished and corrected for the 2024 Tax Year to show the second floor as unfinished.

Motion To: Execute

The Board voted to execute a refund for Tax Year 2024 for Parcel # 156-1216-011 located at 160 Addy Road, Senoia.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

10. Request for a Refund for Tax Year 2022, 2023 and 2024 for Property Located at 33 Blake Ridge, Newnan

Clerk McKinney explained that the staff received a request from Mrs. Donna M. High for a refund for Tax Years 2022, 2023 and 2024 on Parcel # 119-6054-069 located at 33 Blake Ridge, Newnan. The home was being charged incorrectly for having a basement.

Motion To: Execute

The Board voted to execute a refund for Tax Years 2022, 2023 and 2024 for Parcel # 119-6054-069 located at 33 Blake Ridge, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

11. Homestead Statewide Floats

Chief Appraiser Henson presented HB581's new Floating Statewide Exemption law to the Board for approval to reset the Statewide Homestead Values. The Board discussed which improvements to include in the Statewide Homestead float base value. He further explained HB92 (a cleanup of HB581) in its legislation a homestead is defined as only the primary residence and no more than five (5) acres.

The Board to flag the primary residence, site improvement and not more than five (5) contiguous acres of land immediately surrounding the primary residence.

Motion To: Approve

The Board voted to include the primary residence and site improvement for the float base value and not more than five (5) contiguous acres of land immediately surrounding the primary residence for the new Floating Statewide Exemption beginning for Tax Year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

12. Request Approval/Execution of Account Change Order (ACO's) and Waiver and Release Forms

Chief Appraiser Henson presesnted 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 as presented by staff.

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 updates:

- Stan Coley, newly hired Tax Associate, will begin May 19, 2025.
- June 6, 2025 Assessment Notices will be sent to Southdata for printing.
- June 13, 2025 Assessment Notices will be mailed.

Adjournment

Motion To: Adjourn

The Board voted to adjourn the May 14, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

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