



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

May 28, 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 28, 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 28, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

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 May 14, 2025

Motion To: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on May 14, 2025.

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 2023 Superior Court Appeals and 2024 Appeals

Clerk Cheri McKinney explained that as of May 28, 2025, there are:

- 2023 Superior Court - 1
- 2024 Superior Court - 0
- 30 Day - 0
- Active - 2 (Public Utilities CentryLink)
- Arbitration - 0
- Board of Equalization - 0
- Hearing Officer - 0
- Resolved - 1,398
- Withdrawn - 73

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

Chief Appraiser Henson informed the Board of information received at the CAVEAT conference, stating that, according to current guidance, no aircraft owned by a church is exempt from taxation in the State of Georgia.

Motion To: Deny

The Board voted to deny tax-exempt status for an airplane owned by Resurrection House for all Nations.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Sanina Moreland

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

New Business

5. Request a Refund for Tax Year 2023 and 2024, for Property Located at 144 Rowe Road, Senoia

Clerk McKinney explained that the staff received a request from Mr. Timothy Dolan for a refund for Tax Year 2023 and 2024 on Parcel # 165-1268-026 located at 144 Rowe Road, Senoia. The home's square footage had been incorrectly assessed. However, the error has been corrected, and the accurate square footage will be reflected in the 2025 Tax Year assessment.

Motion To: Execute

The Board voted to execute a refund for the Tax Years 2023 and 2024 for Parcel # 165-1268-026 located at 144 Rowe Road, Senoia.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

6. Denial of 2025 Homestead Exemptions

Clerk McKinney explained that staff received forty-one (41) incomplete Homestead Exemption applications. The property owners were notified of the missing information but did not provide the required documentation. As a result, forty-one (41) applications have been denied.

Motion To: Approve

The Board voted to approve the denial of forty-one (41) Homestead Applications for missing information.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

7. 2025 Homestead Exemption Approvals

Clerk McKinney explained that staff received 3,952 complete Homestead Exemption applications. The Board voted to approve all submitted applications.

Motion To: Approve

The Board voted to approve 3,952 Homestead Applications.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

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

Chief Appraiser Henson presented 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: Charlene Barrow

SECONDER: Mickey Rogers

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

Status Update

Chief Appraiser Henson presented the following updates:

- Stan Coley, a new hire, was introduced to the Board.
- WinGap updates are ongoing, with continuous improvements and enhancements being implemented.
- Assessment notices are still scheduled to be mailed on June 13, 2025,

Adjournment

Motion To: Adjourn

The Board voted to adjourn the May 28, 2025, Regular Meeting Session.

RESULT: Passed (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 _____, 2025

ATTEST: _____
Clerk