



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

June 4, 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, June 4, 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 June 4, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Motion To: Amend

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

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 May 28, 2025

Motion To: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on May 28, 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 the 2023 Superior Court Appeals and 2024 Appeals

Clerk McKinney explained that as of June 4, 2025, there are:

- 2023 Superior Court - 1 (Carlson)
- 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- Withdrawn - 73

Chief Appraiser Dean Henson presented to the Board a previously tabled item from the August 7, 2024, Regular Meeting Session regarding the removal of a homestead exemption on Parcel # 118-6079-030, located at 143 Clearview Estates Drive, Newnan. He explained that documentation confirms Mrs. Tamara Seymour Favorito is married to Mr. Garland Favorito. Mrs. Favorito is currently receiving a homestead exemption in Coweta County, while her husband is receiving a homestead exemption in Fulton County. Chief Appraiser Henson advised that, under Georgia law, married individuals are only entitled to a single homestead exemption. Therefore, this situation constitutes a violation of state homestead exemption guidelines.

Motion To: Deny

The Board voted to deny the 2025 Homestead Exemption to Mrs. Tamara Seymour on Parcel # 118-6079-030 located at 143 Clearview Estates Drive, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

New Business

4. Request to Deny Forest Land Protection Act (FLPA) Covenants

Keith Knight, Tax Division Analyst, explained that staff received three (3) copies of Forest Land Protection Act (FLPA) covenants on Parcel #'s: 042-3050-002, 042-3017-002, 042-3020-001, 008-4146-001, 003-4149-001, 042-3019-001, 042-3019-002, and 042-3018-001. He informed the Board that the Superior Court does not accept copies of the FLPA covenants. As such, he recommended denial of the submitted covenants due to the failure to provide the required original documents.

Motion To: Deny

The Board voted to deny the Forest Land Protection Act (FLPA) covenants for Parcel #'s: 042-3050-002, 042-3017-002, 042-3020-001, 008-4146-001, 003-4149-001, 042-3019-001, 042-3019-002, and 042-3018-001.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

5. Request Approval of 2025 Conservation Use Valuation Assessment (CUVA) Application

Appraiser II, Beverly Helton, explained that staff received one (1) 2025 Conservation Use Valuation Assessment (CUVA) application from Mrs. Mary Ann Kerr, Parcel # 050-2080-005, located on North Gentry Drive, Newnan for approval by the Board.

Motion To: Approve

The Board voted to approve one (1) 2025 Conservation Use Valuation Assessment (CUVA) from Mrs. Mary Ann Kerr, Parcel # 050-2080-005, located on North Gentry Drive, Newnan

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

6. Approval of the 2025 Exempt Digest

Chief Appraiser Henson presented the 2025 Exempt Digest for the Board to approve.

Motion To: Approve

The Board voted to approve the 2025 Exempt Digest.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

7. Approval of the 2025 Ratio Studies prior to Notice of Assessments

Chief Appraiser Henson presented the 2025 Ratio Studies prior to Notice of Assessments for the Board to approve.

Motion To: Approve

The Board voted to approve the 2025 Ratio Studies prior to Notice of Assessments.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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

8. Approval of 2025 Real & Personal Property Values for Notice of Assessments

Chief Appraiser Henson presented the 2025 Real and Personal Property Values for Notice of Assessments for the Board to approve.

Motion To: Approve

The Board voted to approve the 2025 Real and Personal Property Values for Notice of Assessments.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

9. Approval of the 2025 Freeport Applications

Deputy Chief Appraiser Angie Pough explained that staff received the following number of 2025 Freeport Applications for approval by the Board:

- Applications 74
- Freeport approvals - 73
- Freeport denials - 1 (John Deere)

Motion To: Approve

The Board voted to approve the following 2025 Freeport application as presented by staff:

- Applications 74
- Freeport approvals - 73
- Freeport denials - 1 (John Deere)

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

10. Request Approval/Execution of Account Change Orders (ACO's) 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: Mickey Rogers

SECONDER: Charlene Barrow

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

Status Update

Chief Appraiser Henson presented the following updates:

- WinGap updates are ongoing, with continuous improvements and enhancements being implemented.
- Assessment notices will be transmitted to Southdata on June 13, 2025.
- Assessment notices are scheduled to be mailed on June 20, 2025.
- Kim Putman is attending an Appeals and Procedures class in Dallas, GA.

Adjournment

Motion To: Adjourn

The Board voted to adjourn the June 4, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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