



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

August 6, 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, August 6, 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 August 6, 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 July 16, 2025

Motion To: Execute

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

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Unfinished Business

3. Update Regarding the 2023 Superior Court Appeals, 2024 Active Appeals and 2025 Appeals

Clerk McKinney explained that as of August 6, 2025, there are:

- 2023 Superior Court Appeals - 1 (Carlson)
- 2024 Active Appeals - 2 (Public Utilities CentryLink)

2025 Appeals

- Superior Court - 0
- 30 Day - 152
- Active - 251
- Arbitration - 0
- Board of Equalization - 51
- Hearing Officer - 0
- Resolved - 116
- Withdrawn - 1

New Business

4. Request for Tax Exempt Status for Iglesia Bautista El Buen Pastor Inc Parcel # 040-3011-002

Chief Appraiser Henson explained that the staff received a request for tax-exempt status for Iglesia Bautista El Buen Pastor Inc Parcel #: 040-3011-002, located at 2202 Bohannon Road, Grantville.

Motion To: Approve

The Board voted to approve the tax-exempt status for Iglesia Bautista El Buen Pastor Inc Parcel #: 040-3011-002, located at 2202 Bohannon Road, Grantville.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

5. Request to Breach Conservation Use Valuation Assessment (CUVA) by David W. Abt and Judy E. Daymont for Property Located at 230 Haynes Road, Moreland (Parcel #092-2252-004)

Keith Knight, Tax Division Analyst, explained that the staff received a request from Mr. David W. Abt and Mrs. Judy E. Daymont to voluntarily discontinue their qualified Conservation Use Valuation Assessment (CUVA) on Parcel #: 092-2252-004, located at 230 Haynes Road, Moreland.

Motion To: Approve

The Board voted to discontinue the qualified Conservation Use Valuation Assessment (CUVA) on Parcel #: 092-2252-004, located at 230 Haynes Road, Moreland with penalty.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

6. Request a Refund for Tax Years 2023 and 2024 for Property Located at 158 Filson Drive, Senoia.

Clerk McKinney explained the staff received a request from Ms. Valerie Bennington for a refund for Tax Year 2023 and 2024 for Parcel #: 161-1256-105, located at 158 Filson Drive Senoia. The squarefootage was assessed incorrectly.

Motion To: Execute

The Board voted execute a refund for Tax Year 2023 and 2024 for Parcel #: 161-1256-105, located at 158 Filson Drive Senoia.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

7. Request for Non-Disclosure Status

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #: 048-5030-104.

Motion To: Approve

The Board voted to approve non-disclosure status on Parcel #: 048-5030-104 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

8. Request for Non-Disclosure Status

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #: 111A-128.

Motion To: Approve

The Board voted to approve the non-disclosure status on Parcel #: 111A-128.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

9. Request for Two (2) 2025 Appeals to go to Superior Court

Chief Appraiser Henson explained that the staff received two (2) appeals filed by James Clifton, of the Clifton Law Firm, coded for Superior Court. He noted that in previous years, the Board has approved appeals from the Clifton Law Firm to proceed directly to Superior Court rather than going to the Board of Equalization (BOE) first.

Motion To: Approve

The Board voted to approve the two (2) appeals filed by James Clifton, of The Clifton Law Firm, to proceed directly to Superior Court.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

Motion To: Amend

The Board voted to amend the agenda to add Account Change Orders (ACO's) and Waiver and Release Forms to the Agenda.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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

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

Motion To: Approve

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

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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

Status Update

Chief Appraiser Henson presented the following status updates:

- Tammy Griffith and Cheri McKinney passed the Appraiser II exam.
- Kim Putman passed the Appraiser III exam.
- Ed Ashton with the Department of Revenue (DOR) reviewed the three-year digest and reported that everything was in order.

Adjournment

Motion To: Adjourn

The Board voted to adjourn the August 6, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

Chairman

Read, approved, and adopted this

The _____ day of _____, 2025

ATTEST: _____
Clerk