



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

August 20, 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	Absent
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 20, 2025.

Meeting Called to Order

Vice-Chairman Moreland 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 20, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

AYES: 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 August 6, 2025

Motion To: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on August 6, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

AYES: 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 20, 2025, there are:

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

2025 Appeals

- Superior Court - 0
- 30 Day - 222
- Active - 951
- Arbitration - 0
- Board of Equalization - 115
- Hearing Officer - 0
- Resolved - 192
- Withdrawn - 2

New Business

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

Appraiser II Beverly Helton explained that staff received the following number of Conservation Use Valuation Assessment (CUVA) applications for approval by the Board:

- New CUVA applications - 8 new (2 contiguous)
- CUVA renewals - 3
- CUVA new contiguous - 1

Motion To: Approve

The Board voted to approve the following 2025 Conservation Use Valuation Assessment (CUVA) applications as presented by staff.

- New CUVA application - 8 new (2 contiguous)
- CUVA renewals - 3
- CUVA new contiguous - 1

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

5. Request a Refund For Tax Year 2023 and 2024 for Property Located at 19 Stonebridge Pass, Newnan.

Clerk McKinney explained the staff received a request from Mr. Paul Bragg for a refund for Tax Year 2023 and 2024 for Parcel #:098A-150, located at 19 Stonebridge Pass, Newnan. The property had been assessed with a finished basement rather than an unfinished basement.

Motion To: Execute

The Board voted to execute a refund for Tax Year 2023 and 2024 for Parcel #:098A-150, located at 19 Stonebridge Pass, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

6. Request for Non-Disclosure

Clerk McKinney explained the staff is in receipt of a request to add non-disclosure to Parcel #: 137-1112-030.

Motion To: Approve

The Board voted to approve non-disclosure status on Parcel #: 137-1112-030 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

7. Request for Non-Disclosure

Clerk McKinney explained the staff is in receipt of a request to add non-disclosure to Parcel #: M01-0002-007.

Motion To: Approve

The Board voted to approve non-disclosure on Parcel #: M01-0002-007 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

8. Request for Non-Disclosure

Clerk McKinney explained the staff is in receipt of a request to add non-disclosure to Parcel #: T01-0007-003.

Motion To: Approve

The Board voted to approve non-disclosure on Parcel #: T01-0007-003 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

9. Request Execution of Agreement with Yokogawa Corporation of America

Chief Appraiser Henson presented the agreement with Yokogawa Corporation of America to the Board for execution.

Motion To: Execute

The Board voted to execute the agreement with Yokogawa Corporation of America.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

10. 2024 Coweta County Preliminary Sales Ratio Study

Chief Appraiser Henson presented the 2024 Coweta County Preliminary Sales Ratio Study to the Board, noting that Coweta County falls within the Department of Audits and Accounts required assessment percentage range.

11. 2024 State-Wide Equalized 100% Adjusted Property Tax Digest Report

Chief Appraiser Henson presented to the Board the 2024 State-Wide Equalized 100% Adjusted Property Tax Digest Report for school tax purposes.

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

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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

Status Update

Adjournment

Motion To: Adjourn

The Board voted to adjourn the August 20, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Chairman

Read, approved, and adopted this
The _____ day of _____, 2025

ATTEST: _____
Clerk