



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

September 3, 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, September 3, 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 September 3, 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 August 20, 2025

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on August 20, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Unfinished Business

Sara Jacobs of the Development Authority updated the Board on Yokogawa's employee count, ± 330 to ± 283 under the previously executed agreement. She also noted that Yokogawa's agreement includes a 17- year abatement for real property, with no abatement for personal property. In addition, the company has a Pilot payment of twenty-four million dollars, structured in two phases.

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

Clerk McKinney explained that as of September 3, 2025 there are:

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

2025 Appeals

- Superior Court - 0
- 30 Day - 236
- Active - 630
- Arbitration - 1
- Board of Equalization - 306

- Hearing Officer - 0
- Resolved - 303
- Withdrawn - 9

New Business

4. Appointment of Secretary to the Board of Assessors

The Board voted to affirm the following action regarding Chief Appraiser Henson's appointment for calendar year 2025:

- Cheri McKinney as the Secretary to the Board of Assessors for calendar year 2025

Motion to: Affirm

The Board voted to affirm Cheri McKinney as Secretary to the Board of Assessors for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

5. Request a Refund for Tax Year 2023 and 2024 for Property Located at 175 W Wedgewood Circle, Newnan

Clerk McKinney explained the staff received a request from Mr. Aundre Morgan for a refund for Tax Year 2023 and 2024 for Parcel #: 062A-066, located at 175 W Wedgewood Circle, 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 #: 062A-066, located at 175 W Wedgewood Circle, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

6. Request a Refund for Tax Year 2023 and 2024 for Property located at 152 Maple Hill Drive, Newnan

Clerk McKinney explained the staff received a request from Mrs. Holly Campbell for a refund for Tax Year 2023 and 2024 for Parcel #: SG8-524, located at 152 Maple Hill Drive, Newnan. The property had been assessed with incorrect square footage on the second floor.

Motion to: Execute

The Board voted to execute a refund for Tax Year 2023 and 2024 for Parcel #: SG8-524, located at 152 Maple Hill Drive, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Sanina Moreland

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

7. Request a Refund for Tax Year 2023 and 2024 for Property located at 1327 Bud Davis Road, Newnan

Clerk McKinney explained the staff received a request from Mrs. Nicole George for a refund for Tax Year 2023 and 2024 for Parcel #: 002-4154-004, located at 1327 Bud Davis Road, Newnan. The property had been assessed with the incorrect square footage above the garage.

Motion to: Execute

The Board voted to execute a refund for Tax Year 2023 and 2024 for Parcel #: 002-4154-004, located at 1327 Bud Davis Road, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

8. Request a Refund For Tax Year 2023 and 2024 for Property located at 404 Line Creek Road, Senoia

Clerk McKinney explained staff received a request from Mr. Bryant Petersen for a refund for Tax Year 2023 and 2024 for Parcel #: H01-0002-023, located at 404 Line Creek Road, Senoia. The second floor had been assessed as finished rather than unfinished.

Motion to: Execute

The Board voted to execute a refund for Tax Year 2023 and 2024 for Parcel #: H01-0002-023, located at 404 Line Creek Road, Senoia.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

9. 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 the Account Change Order (ACO's) and Waiver and Release Forms.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Status Update

Adjournment

Motion to: Adjourn

The Board voted to adjourn the September 3, 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: _____
Secretary