



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

October 1, 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	Absent
Angie Pough	Deputy Chief Appraiser	Present
Cheri McKinney	Clerk	Present

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, October 1, 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 October 1, 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 September 17, 2025

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on September 17, 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 the 2023 Superior Court Appeals, 2024 Active Appeals and 2025 Appeals

Clerk McKinney explained that as of October 1, 2025, there are:

- 2023 Superior Court Appeals - 1 (Carlson)
- 2024 Active Appeals - 2 (Public Utilities CentryLink)
- 2025 Appeals
 - Superior Court - 0
 - 30 Day - 143
 - Active - 63
 - Arbitration - 0
 - Board of Equalization - 558
 - Hearing Officer - 30
 - Resolved - 684
 - Withdrawn - 13

New Business

4. Request a Refund for Tax Years 2023 and 2024 for Property Located at 172 W Wedgewood Circle, Newnan

Clerk McKinney explained that the staff received a request from Mr. Matthew East for a refund for Tax Year 2023 and 2024 for Parcel #: 062A-034, located at 172 W Wedgewood Circle, Newnan. The square footage was being assessed incorrectly.

Motion to: Execute

The Board voted to execute a refund for Tax Year 2023 and 2024 for Parcel #: 062A-034, located at 172 W Wedgewood Circle, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

5. Request to Breach Conservation Use Valuation Assessment (CUVA) on Parcel #:108-5113-001 and 108-6008-003.

Beverly Helton, Appraiser II, explained that the staff received a request from E.Kirk Daniel, Richard C. Daniel and Judy D. Morris to discontinue their qualified Conservation Use Valuation Assessment (CUVA) on Parcel #: 108-5113-001 and Parcel #: 108-6008-003.

Motion to: Approve

The Board voted to discontinue the qualified Conservation Use Valuation Assessment (CUVA) on Parcel #: 108-5113-001 and Parcel #: 108-6008-003 with penalty.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

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 request to reinstate the senior homestead exemption.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Deputy Chief Appraiser Angie Pough explained that the staff received a request from Mrs. Angela Leigh Jackson Perry to reinstate the senior homestead exemption on Parcel #: M02-0004-002, located at 109 Carroll Street, Moreland. She noted that the exemption

had been removed in error for Tax Year 2023 and 2024.

Motion to: Approve

The Board voted to approve to reinstate the senior homestead exemption on Parcel #: M02-0004-002, located at 109 Carroll Street, Moreland.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

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

Deputy Chief Appraiser Pough 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: Beverly Ward

SECONDER: Sanina Moreland

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

Status Update

Deputy Chief Appraiser Pough presented the following status updates:

- Stan Coley, Julia Folsum, Brooke Kouns and Kim McCrudden will be attending the 1A-Assessment Fundamentals class in Columbus, GA October 6 through 10.
- Kowel Manzinillo will be attending Exempt Properties class October 6 through 8 in Jasper, GA.
- The Tax Associate position has posted.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the October 1, 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