



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

October 15, 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, October 15, 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 October 15, 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 October 1, 2025

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on October 1, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Unfinished Business

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

Clerk McKinney explained that as of October 15, 2025, there are:

- 2023 Superior Court Appeals - 1 (Carlson)
- 2024 Active Appeals - 2 (Public Utilities CentryLink0
- 2025 Appeals
 - 30 Day - 78
 - Active - 59
 - Arbitration - 0
 - Board of Equalization - 554
 - Hearing Officer - 26
 - Resolved - 762
 - Superior Court - 0
 - Withdrawn - 13

New Business

4. Homestead Exemption for Rudy and Judy Thomas Irrevocable Trust

Clerk McKinney explained that the staff received a request from Mr. and Mrs. Thomas regarding property located at 92 Vista Bella Way, Newnan, Parcel #SG8-102, to have the senior homestead exemption applied for Tax Year 2026. The property was transferred into a trust, which resulted in the removal of the original senior exemption. A letter was sent to the Thomases advising them that, to reinstate the exemption, they would need to bring their complete trust documentation to the office and reapply. Upon review, staff determined that Mr. and Mrs. Thomas does not benefit from the trust; therefore, they do not qualify for the senior homestead exemption. Board Member Barrow suggested the Thomases amend their deed to grant themselves a 1% life interest and, once completed, return to the office to reapply for the senior homestead exemption for Tax Year 2026.

Motion to: Deny

The Board voted to deny the senior homestead exemption for Tax Year 2026 for the property located at 92 Vista Bella Way, Newnan, Parcel #SG8-102.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

5. Request Denial of 2025 Homestead Exemption for Mr. Arthur Dorrough

Clerk McKinney explained staff received a request from Mr. Arthur Dorrough regarding property located at 376 Skyview Road, Senoia, Parcel #158-1201-001, to have the senior exemption applied for Tax Year 2025. Clerk McKinney stated that Mr. Dorrough owns and occupies the property in accordance with O.C.G.A 48-5-40; however, the property does not have a certificate of occupancy. According to Coweta County Community Development and O.C.G.A. 8-2-26, an owner must have a certificate of occupancy to legally reside in the home. Upon review, the Board denied the homeowners request for the senior homestead exemption.

Motion to: Deny

The Board voted to deny the 2025 senior homestead exemption for property located at 376 Skyview Road, Senoia, Parcel #157-1201-001.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

6. Request for a Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add a non-disclosure

status to Parcel #113-1012-034.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel #113-1012-034.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

7. 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

Chief Appraiser Henson presented the following status updates:

- Stan Coley, Julia Folsom, Brooke Kouns and Kim McCrudden attended Course 1A in Columbus.
- Beverly Helton, Rick Palmer, Gene Underwood and Clint White attended the Basic Sequel Class in Ringold.
- Scotty Johnson, newly hired Tax Associate, will begin October 20, 2025.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the October 15, 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