



Board of Tax Assessors

www.coweta.ga.us

Regular Session

Minutes

770.254.2680

November 5, 2025

9:00 AM

Tax Assessors Conference
Room
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, November 5, 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 November 5, 2025, Regular Meeting

Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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 October 15, 2025

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on October 15, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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 November 5, 2025, there are:

- 2023 Superior Court Appeals - 1 (Carlson)
- 2024 Active Appeals - 2 (Public Utilities CentryLink)
- 2025 Appeals
 - Superior Court - 0
 - 30 Day - 1
 - Active - 0
 - Arbitration - 0
 - Board of Equalization - 613
 - Hearing Officer - 17
 - Resolved - 842
 - Withdrawn - 14

New Business

4. Request Approval of the Update to the Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA) Schedules

Motion to: Approve

The Board voted to approve the update to the Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA) schedules.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

5. Request a Refund for Tax Years 2024 and 2025 for Property Located at 683 Bexton Road, Newnan

Clerk McKinney explained the staff received a request from Mrs. Manuela Rincon for a refund for Tax Year 2024 and 2025 for Parcel #:103-2195-033, located at 683 Bexton Road, Moreland. The request was based on an error in the property's square footage, as the second floor was listed as finished when it was not.

Motion to: Execute

The Board voted to Execute.

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 Years 2023, 2024 and 2025 for Property Located at 9 Berkeley Court, Newnan

Clerk McKinney explained the staff received a request from Mr. Robert Whitsit for a refund for Tax Year 2023, 2024 and 2025 for Parcel #:111A-153, located at 9 Berkeley Court, Newnan. The request was based on the property being incorrectly assessed with a second floor and a finished basement, when in fact there is no second floor and the basement is unfinished.

Motion to: Execute

The Board voted to execute the refund for Tax Years 2023, 2024 and 2025 for Parcel #:111A-153, located at 9 Berkeley Court, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

7. Request for Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #:SG5-205.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:SG5-205 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

8. 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: Charlene Barrow

SECONDER: Mickey Rogers

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

Status Update

Chief Appraiser Henson presented the following status updates:

- Stan Coley and Scotty Johnson are attending Short Course Cost at Callaway Gardens from November 3, 2025, through November 7, 2025.
- Clint White and Rick Palmer are attending Short Course Income at Callaway Gardens from November 3, 2025, through November 7, 2025.
- Beverly Helton and Gene Underwood are attending Short Course Advanced Assessment at Callaway Gardens from November 3, 2025, through November 7, 2025.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the November 5, 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