



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

November 19, 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, November 19, 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 November 19, 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 November 5, 2025

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on November 5, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Unfinished Business

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

Clerk McKinney explained that as of November 19, 2025, there are:

- 2023 Superior Court Appeals - 1 (Carlson)
- 2024 Active Appeals -2 (Public Utilities CentryLink)
- 2025 Appeals
 - 30 Day - 0
 - Active - 0
 - Arbitration - 0
 - BOE - 613
 - Hearing Officer - 10
 - Resolved - 848
 - Superior Court - 2
 - Withdrawn - 14

4. Discussion of 2023 Superior Court Appeal (Carlson)

Chief Appraiser Henson explained that Mrs. Jacqueline Christie Carlson requested to proceed to a Superior Court hearing for her Tax Year 2023 appeal. The Assessor's Office

had valued the property at \$490,030, while Mrs. Carlson requested a value of \$480,000. Following a preliminary hearing, the Judge asked the attorneys to reach an agreement. Mrs. Carlson's attorney offered a value of \$480,000. The Board agreed to accept the \$480,000 value.

Motion to: Accept

The Board voted to accept the value of \$480,000 for the property located at 120 Wet Stone Road, Senoia.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

New Business

5. Request a Refund for Tax Years 2022, 2023 and 2024 for Property Located at 588 Babrack Road, Newnan

Chief Appraiser Henson explained the property located at 588 Babrack Road, Newnan, was under a 299c lock for Tax Years 2022, 2023 and 2024. Based on the 299c override, no value correction is needed for those years. As of January 1, 2025, the 299c override was removed from the property. For Tax Year 2025, the basement information was corrected and the value was adjusted accordingly.

Motion to: Deny

The Board voted to deny the refund request for Tax Years 2022, 2023 and 2024 for property located at 588 Babrack Road, Newnan,

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

6. Request a Refund for Tax Year 2023 and 2024 for Property located at 195 Kenwood Trail, Senoia

Chief Appraiser Henson explained the staff received a request from Mrs. Kelly Penny for a refund for Tax Year 2023 and 2024 for Parcel #:157-1229-012, located at 195 Kenwood Trail, Senoia, due to incorrect square footage.

Motion to: Approve

The Board voted to approve a refund for Tax Year 2023 and 2024 for Parcel #: 157-1229-012, located at 195 Kenwood Trail, Senoia.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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 status to Parcel #: 132-6121-162.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel #:132-6121-162.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Mickey Rogers

AYES: 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 approve Account Change Order (ACO's) and Waiver and Release Forms.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Status Update

Adjournment

Motion to: Adjourn

The Board voted to adjourn the November 19, 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