



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

December 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, December 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 December 3, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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 November 19, 2025

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held November 19, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Unfinished Business

3. Update Regarding the 2024 Active Appeals and 2025 Appeals

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

- 2024 Active Appeals - 2 (Public Utilities CentryLink)
- 2025 Appeals
 - 30 Day - 0
 - Active - 0
 - Arbitration - 0
 - Board of Equalization - 612
 - Hearing Officer - 0
 - Resolved - 859
 - Superior Court - 2
 - Withdrawn - 14

New Business

4. Request a Refund for Tax Year 2023 and 2024 for Property Located at 77 Tranquil Road,

Senoia

Clerk McKinney explained the staff receive a request from Mr. Jeff Szakacs for a refund for Tax Year 2023 and 2024 for Parcel #:149-1182-036, located at 77 Tranquil Road, Senoia. The second floor square footage was being assessed incorrectly.

Motion to: Execute

The Board voted to execute a refund for Tax Year 2023 and 2024 for Parcel #:149-1182-036, located at 77 Tranquil Road, Senoia.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

5. Homestead Exemption for Anthony and Karen Muth Irrevocable Trust

Clerk McKinney explained staff received a request from Mr. and Mrs. Muth regarding property located at 300 Woodstream Drive, Newnan, Parcel #:W04-259, 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 homestead exemption. A letter was sent to the Muth's advising them that to apply for the senior homestead exemption, they would need to bring their complete trust documentation to the office and reapply. Upon review, staff determined that Mr. and Mrs. Muth do not benefit from the trust; therefore, they do not qualify for the senior homestead exemption.

Motion to: Deny

The Board voted to deny the senior homestead exemption for Tax Year 2026 for the property located at 300 Woodstream Drive, Newnan, Parcel #:W04-259.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

6. Request to Set Meeting Dates and Times for 2026 and Beginning of 2027

Clerk McKinney presented the Board with the meeting dates and times for 2026 and the beginning of 2027 for the Board's approval.

Motion to: Approve

The Board voted to approve the meeting dates and times for 2026 and the beginning of 2027.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

7. Certification of Board of Equalization Appeals

Clerk McKinney explained the staff has prepared Board of Equalization appeals for submission to Superior Court.

Motion to: Approve

The Board voted to approve the Certification of Board of Equalization appeals to Superior Court.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

8. Request to Remove Non-Disclosure

Clerk McKinney explained that staff received a request from Mrs. Margaret Daigle to remove non-disclosure from property located at 26 Berkeley Park, Newnan, Parcel #:111A-139.

Motion to: Approve

The Board voted to approve the removal of non-disclosure on property located at 26 Berkeley Park, Newnan, Parcel #:111A-139.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

9. Request for Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add a non-disclosure status to Parcel #:064-2045-013.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel #:064-2045-013.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

10. Request Approval/Execution of Account 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: Mickey Rogers

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 December 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: _____
Clerk