



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

December 17, 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 17, 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 17, 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 December 3, 2025

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on December 3, 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 and 2025 Appeals

Clerk McKinney explained that as of December 17, 2025, there are:

- 2024 Active Appeals - 2 (Public Utilities CentryLink)
- 2025 Appeals
 - 30 Day - 0
 - Active - 0
 - Arbitration - 0
 - Board of Equalization - 603
 - Hearing Officer - 0
 - Resolved - 870
 - Superior Court - 0
 - Withdrawn - 14

New Business

4. Request to Remove Non-Disclosure

Clerk McKinney explained the staff received a request from Mrs. Nakeshia Allen to remove non-disclosure from the property located at 116 Crossroads Estates Drive, Newnan, Parcel #:121-6037-091.

Motion to: Approve

The Board voted to approve the request for removal of non-disclosure on property located at 116 Crossroads Estates Drive, Newnan, Parcel #:121-6037-091.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

5. Request to Remove Non-Disclosure

Clerk McKinney explained the staff received a request from Mr. Jared Coleman to remove non-disclosure from the property located at 15 Forest Place, Newnan, Parcel #:049-2018-014.

Motion to: Approve

The Board voted to approve the removal of non-disclosure on property located at 15 Forest Place, Newnan, Parcel #:049-2018-014.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Mickey Rogers

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

6. Request a Refund for Tax Year 2023, 2024, and 2025 for Property Located at 105 Lake Park Court, Sharpsburg

Clerk McKinney explained the staff received a request from Mr. Tony Thrash for a refund for Tax Year 2023, 2024 and 2025, for property located at 105 Lake Park Court, Sharpsburg, Parcel #:135-6128-027. The property was being assessed as having a finished basement; however, the basement is unfinished.

Motion to: Execute

The Board voted to execute a refund for Tax Year 2023, 2024 and 2025, for property located at 105 Lake Park Court, Sharpsburg, Parcel #:135-6128-027.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Sanina Moreland

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

7. Request a Refund for Tax Years 2023, 2024 and 2025 for Property Located at 712 Smokey Road, Newnan

Clerk McKinney explained the staff received a request from Mr. Thomas Callaway for a refund for Tax Year 2023, 2024 and 2025, for property located at 712 Smokey Road, Newnan, Parcel #:063-2013-019. The property was assessed using incorrect square footage and as having a finished basement; however, the basement is unfinished.

Motion to: Execute

The Board voted to execute the refund for Tax Year 2023, 2024 and 2025, for property located at 712 Smokey Road, Newnan, Parcel #:063-2013-019.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Beverly Ward

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

8. Request for Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #:N06-0001-024.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:N06-0001-024 as requested.

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 non-disclosure status to Parcel #:111A-023.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:111A-023 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

10. Request for Non-Disclosure

Clerk McKinney explained the staff is in receipt of a request to add non-disclosure status to Parcel #:023-4070-006.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:023-4070-006 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Mickey Rogers

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

11. Request for Non-Disclosure

Clerk McKinney explained the staff is in receipt of a request to add non-disclosure status to Parcel #:140-1135-031.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel #:140-1135-031 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

12. Request for Non-Disclosure

Clerk McKinney explained the staff is in receipt of a request to add non-disclosure status to Parcel #:071-5169-019.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:071-5169-019 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

13. Request for Non-Disclosure

Clerk McKinney explained the staff is in receipt of a request to add non-disclosure status to Parcel #:SG4-380.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:SG4-380 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

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 Account Change Order (ACO's) and Waiver and Release Forms to the Agenda.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

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: Sanina Moreland

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 17, 2025, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

Chairman

Read, approved, and adopted this
The _____ day of _____, 2026

ATTEST: _____
Clerk