



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

January 21, 2026

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	Absent
Cheri McKinney	Clerk	Present

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, January 21, 2026.

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 January 21, 2026, 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 January 7, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on January 7, 2026.

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 January 21, 2026, there are:

- 2024 Active Appeals - 2 (Public Utilities CentryLink)
- 2025 Appeals
 - Superior Court - 0
 - 30 Day - 0
 - Active - 0
 - Arbitration - 0
 - Board of Equalization - 117
 - Hearing Officer - 0
 - Resolved - 1,357
 - Withdrawn - 14

New Business

4. Request Approval of the 2026 Conservation Use Valuation Assessment (CUVA)

Applications

Appraiser II Beverly Helton explained that staff received 23 applications for the 2026 Conservation Use Valuation Assessment (CUVA) for approval by the Board.

- New CUVA applications - 4 parcels
- CUVA renewals - 14 parcels
- CUVA continuation covenants - 4 parcels
- CUVA new contiguous application - 1 parcel

Motion to: Approve

The Board voted to approve 23 parcels for the 2026 Conservation Use Valuation Assessment (CUVA) applications as presented by staff:

- New CUVA applications-4 parcels
- CUVA renewals-14 parcels
- CUVA continued covenants-4 parcels
- CUVA new contiguous application - 1

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

5. Update Regarding the 2026 Department of Revenue Social Security Maximum for Homestead Exemption

Clerk McKinney presented the 2026 Social Security maximum income amount for Tax Year 2026, as authorized by the Department of Revenue, which is \$99,648.

No Action was taken by the Board.

6. Update Regarding the 2026 Department of Revenue Homestead Exemption for Disabled Veterans

Clerk McKinney presented the 2026 Disabled Veterans, Surviving Spouse, and Minor Children maximum amount for Tax Year 2026, as authorized by the Department of Revenue, which is \$126,526.

No Action was taken by the Board.

7. Update Regarding the 2026 Department of Revenue Annual Inflationary Index Rate

Clerk McKinney presented the Inflation Index Rate established for 2026 digest year, as

authorized by the Department of Revenue, which is 2.7 percent.

No Action was taken by the Board.

8. Request for Non-Disclosure

Clerk McKinney explained the staff is in receipt of a request to add a non-disclosure status to Parcel #:095-5206-055.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:095-5206-055.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

9. Request for Approval/Execution of Account Change Order (ACO) 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: Beverly Ward

SECONDER: Charlene Barrow

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

Status Update

Adjournment

Motion to: Adjourn

The Board voted to adjourn the January 21, 2026, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

Chairman

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

ATTEST: _____
Clerk