



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

February 4, 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	Present
Cheri McKinney	Clerk	Present

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, February 4, 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 February 4, 2026, 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 January 21, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on January 21, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

Unfinished Business

3. Update Regarding 2024 Active Appeals and 2025 Appeals

Clerk McKinney explained that as February 4, 2026, there are:

- 2024 Active Appeals - 2 (Public Utilities CentryLink)
- 2025 Appeals
 - 30 Day - 0
 - Active - 0
 - Arbitration - 0
 - Board of Equalization - 109
 - Hearing Officer - 0
 - Resolved - 1,371
 - Superior Court - 3
 - Withdrawn - 14

New Business

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

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

- New CUVA applications - 6 parcels
- CUVA renewals - 11 parcels
- CUVA continued covenants - 6 parcels

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 - 6 parcels
- CUVA renewals - 11 parcels
- CUVA continued covenants - 6 parcels

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

5. Information Regarding Tax Exempt Status for Tax Year 2026 for BJS Wisteria One LP

Commercial Division Manager, Joe Maddox, explained to the Board that BJS Wisteria One LP, located at 100 Wisteria Gardens Circle, Newnan, Parcel #:109-5081-062, has been tax-exempt status since Tax Year 2018. Based on information discovered by appraisal staff, the Board supports initiating communication with BJS Wisteria One LP declaring the Board's intent to revoke the tax-exempt status of Parcel #:109-5081-062.

Motion to: Approve

The Board voted to approve the removal of the tax-exempt status and to make BJS Wisteria One LP, Parcel #:109-5081-062, taxable.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

6. Reinstate Homestead Exemption for Tamara Seymor (Favorito)

Chief Appraiser Henson explained that Mrs. Tamara Seymour (Favorito) filed an appeal for

Tax Year 2025 for the property located at 143 Clearview Estates Drive, Newnan, Parcel #: 118-6079-030 regarding the denial of her homestead exemption. The exemption had been denied based on information received by the Assessor's Office alleging that she was receiving the exemption fraudulently due to being married.

The appeal was heard by the Board of Equalization (BOE) which ruled in favor of the taxpayer and reinstated her homestead exemption for Tax Year 2025. The BOE determined that, pursuant to law, a written contract (marriage license/marriage certificate) must be produced to establish a legal marriage. As no license or certificate could be produced, the senior homestead exemption was reinstated.

The Board of Assessor's elected not to proceed with an appeal to Superior Court.

Motion to: Approve

The Board voted to approve the reinstatement of the homestead exemption for Tax Year 2025 for Mrs. Tamara Seymour (Favorito) for the property located at 143 Clearview Estates Drive, Newnan, Parcel #:118-6079-030.

RESULT: Passed (4-1)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

NAYES: 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#:111B-284.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel#:111B-284.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

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: Beverly Ward

SECONDER: Mickey Rogers

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

Status Update

Chief Appraiser Henson presented the following status updates:

- Board of Equalization postponements are scheduled for February 16 and February 20.
- Christopher Parnter, a new hire, is scheduled to begin employment on February 9, 2026.
- Brooke Kouns and Julia Folsom passed the Appraiser I exam.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the February 4, 2026, 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