



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

February 18, 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 18, 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 18, 2026, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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 February 4, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on February 4, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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 February 18, 2026, there are:

- 2024 Active Appeals - 2 (Public Utilities CentryLink)
- 2025 Appeals
 - 30 Day - 0
 - Active - 0
 - Arbitration - 0
 - Board of Equalization - 100
 - Hearing Officer - 0
 - Resolved - 1,373
 - Superior Court - 1
 - Withdrawn - 14

New Business

4. Update Regarding the Department of Revenue Digest Review

Chief Appraiser Henson presented the Coweta County 2024 tax digest approval by the Georgia Department of Revenue.

No Action was taken by the Board.

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

Appraiser II Beverly Helton explained that staff received 27 parcels for the 2026 Conservation Use Valuation Assessment (CUVA) for approval by the Board.

- New Cuva Applications - 6
- CUVA Renewals - 3
- CUVA Continuation Covenants - 18

Motion to: Approve

The Board voted to approve 27 parcels for the 2026 Conservation Use Valuation Assessment (CUVA) applications as presented by staff:

- New Cuva Applications - 6
- CUVA Renewals - 3
- CUVA Continuation Covenants - 18

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

6. Request to Voluntarily Breach Conservation Use Valuation Assessment (CUVA) on property located at 1727 Boone Road, Newnan

Appraiser II Beverly Helton explained that staff received a request from Mr. Wayne L. Smith to voluntarily breach the Conservation Use Valuation Assessment (CUVA) on property located at 1727 Boone Road, Newnan, Parcel #013-4096-001.

Motion to: Approve

The Board voted to approve the request by Wayne L. Smith to voluntarily breach the Conservation Use Valuation Assessment (CUVA) on property located at 1727 Boone Road, Newnan, Parcel #: 013-4096-001

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

7. Request a Refund for Tax Year 2023 and 2024 for Property Located at 215 Stillwood Drive, Newnan

Clerk McKinney explained the staff received a request from Mrs. Nicole Bass for a refund for Tax Year 2023 and 2024 for property located at 215 Stillwood Drive, Newnan, Parcel #SG9-304. The second floor was being assessed with incorrect square footage.

Motion to: Execute

The Board voted to execute a refund for Mrs. Nicole Bass for Tax Year 2023 and 2024 for property located at 215 Stillwood Drive, Newnan, Parcel #:SG9-304.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

8. Request a Refund for Tax Year 2023, 2024 and 2025 for Property Located at 105 Stonebridge Crossing, Newnan

Clerk McKinney explained the staff received a request from Mr. Ken Lavender-Rho for a refund for Tax Year 2023, 2024 and 2025 for property located at 105 Stonebridge Crossing, Newnan, Parcel #098A-208. The first and second floors were being assessed with incorrect square footage.

Motion to: Execute

The Board voted to execute a refund for Mr. Ken Lavender-Rho for Tax Year 2023, 2024 and 2025 for property located at 105 Stonebridge Crossing, Newnan, Parcel #:098A-208.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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 #:048-5030-189.

Motion to: Approve

The Board voted to approve non-disclosure status on parcel #:048-5030-189.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Mickey Rogers

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

10. Request for Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #:G09-0001-066.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:G09-0001-066.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

11. Request for Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #:060A-069.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:060A-069 as requested.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

12. 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: Sanina Moreland

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

Status Update

Chief Appraiser Henson presented the following status update:

- The last day for Board of Equalization hearings is February 20, 2026.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the February 18, 2026, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

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