



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

April 15, 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, April 15, 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 April 15, 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 April 1, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on April 1, 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 Active Appeals and 2025 Appeals

Clerk McKinney explained as of April 15, 2026, there are:

- 2024 Appeals - 2 (Public Utilities CentryLink)
- 2025 Appeals
 - 30 Day - 0
 - Active - 0
 - Arbitration - 0
 - Board of Equalization - 1
 - Hearing Officer - 0
 - Resolved - 1,471
 - Superior Court - 0
 - Withdrawn - 16

4. Request for Tax-Exempt Status Forward Church Inc.

Clerk McKinney explained that on March 26, 2026, staff received a request for tax-exempt status from Forward Church Inc. for property located at the corner of Highway 154 and Willis Road, Sharpsburg, Parcel #:135-1086-039. On April 1, 2026, the Board deferred the request pending receipt of additional information regarding the use of the property. An

affidavit has since been received confirming that the property is being used for religious purposes.

Motion to: Approve

The Board voted to approve the Tax Exempt status for Forward Church Inc., located on the corner of Highway 154 and Willis Road, Sharpsburg, Parcel # 135-1086-039.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

5. Request for Veterans Exemption

On March 17, 2026, staff received a request from Mr. Anthony Jackson for a Veterans Homestead Exemption for the property located at 52 Ruth Drive, Newnan, Georgia (Parcel #109-6027-034).

On April 1, 2026, the Board reviewed the request and deferred a decision pending receipt of additional information regarding the applicant's eligibility. During this review, Georgia Code § 48-5-48(b) was presented, which states that a property owner must apply for a homestead exemption while actively residing in the subject property.

Based on the information provided, Mr. Jackson did not apply for the homestead exemption while residing at the property in Coweta County. Therefore, he does not meet the statutory requirements and is not eligible to receive the Veterans Homestead Exemption retroactively.

Motion to: Deny

The Board voted to deny the request for a Veteran's Homestead Exemption for Mr. Anthony Jackson for property located at 52 Ruth Drive, Newnan, Parcel #:109-6027-034.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

New Business

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

Appraiser II Beverly Helton explained that staff received 66 parcels for the 2026 Conservation Use Valuation Assessment (CUVA) for approval by the Board.

- New CUVA Applications - 41
- CUVA Renewals - 20
- CUVA Continuation Covenants - 5

Motion to: Approve

The Board voted to approve 66 parcels for the 2026 Conservation Use Valuation Assessment (CUVA) applications as presented by staff.

- New CUVA Applications - 41
- CUVA Renewals - 20
- CUVA Continuation Covenants - 5

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

7. Request Approval for two Breach of Conservation Use Valuation Assessment (CUVA)

Chairman Marchese directed that Item 7 on the agenda be divided and renamed as Items 7A and 7B.

7A. Appraiser II Beverly Helton explained that staff received information to breach the Conservation Use Valuation Assessment (CUVA) on the property located at 9280 Highway 16, Senoia, Parcel #: 169-1321-011 with penalty.

Motion to: Approve

The Board voted to approve the breach of the Conservation Use Valuation Assessment (CUVA) on property located at 9280 Highway 16, Senoia, Parcel #: 169-1321-011 with penalty.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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

7B. Appraiser II Beverly Helton explained that staff received information to breach the Conservation Use Valuation Assessment (CUVA) on the property located at 20 Tanglewood

Road, Newnan, Parcel #: 107-5176-024 with penalty.

Motion to: Approve

The Board voted to approve the breach of the Conservation Use Valuation Assessment (CUVA) on property located at 20 Tanglewood Road, Newnan, Parcel #: 107-5176-024 with penalty,

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene

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

8. Request for Tax Exempt Status for First United Methodist Church & ET AL

Clerk McKinney presented to the Board the questionnaire regarding the tax-exempt status for First United Methodist Church & ET AL, located at 25 Greenville Street, Newnan, Parcel #:N04-0008-003B. Clerk McKinney explained the property is owned by a religious organization used for ministry work. Therefore, as a 501(c)(3) organization, First United Methodist Church & ET AL qualifies for tax-exempt status.

Motion to: Approve

The Board voted to approve the Tax Exempt status for First United Methodist Church & ET AL located at 25 Greenville Street, Newnan, Parcel #:N04-0008-003B.

RESULT: Passed (4-0)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

RECUSED: Mickey Rogers

9. Request for Tax Exempt Status for A Better Way Ministries, Inc.

Clerk McKinney presented to the Board the questionnaire regarding the tax-exempt status for A Better Way Ministries, Inc., located at 7779 Wells Street, Senoia, Parcel #:E03-0014-010. Clerk McKinney explained that the property is a thrift store used for charitable purposes to raise funds for the ministry. Therefore, as a 501(c)(3) organization, A Better Way Ministries, Inc. qualifies for tax-exempt status.

Motion to: Approve

The Board voted to approve the tax-exempt status for A Better Way Ministries, Inc., located at 7779 Wells Street, Senoia, Parcel #:E03-0014-010.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

10. Request for Tax Exempt Status for A Better Way Ministries, Inc.

Clerk McKinney presented to the Board the questionnaire regarding the tax-exempt status for A Better Way Ministries, Inc., located at 773 Stallings Road, Senoia, Parcel #:162A-107.

Clerk McKinney explained that the property is used for charitable purposes as a residence for men in the transitional stage of the program. Therefore, as a 501(c)(3) organization, A Better Way Ministries, Inc. qualifies for tax-exempt status.

Motion to: Approve

The Board voted to approve the tax-exempt status for A Better Way Ministries, Inc., located at 773 Stallings Road, Senoia, Parcel #:162A-107.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

11. Request for Tax Exempt Status for A Better Way Ministries, Inc.

Clerk McKinney presented to the Board the questionnaire regarding the tax-exempt status for A Better Way Ministries, Inc., located at 763 Stallings Road, Senoia, Parcel #:162A-108.

Clerk McKinney explained that the property is used for charitable purposes as a residence for men in the transitional stage of the program. Therefore, as a 501(c)(3) organization, A Better Way Ministries, Inc. qualifies for tax-exempt status.

Motion to: Approve

The Board voted to approve the tax-exempt status for A Better Way Ministries, Inc., located at 763 Stallings Road, Senoia, Parcel #: 162A-108.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

12. Request for Tax Exempt Status for A Better Way Ministries, Inc.

Clerk McKinney presented to the Board the questionnaire regarding the tax-exempt status for A Better Way Ministries, Inc., located at 803 Stallings Road, Senoia, Parcel #:162A-139.

Clerk McKinney explained that the property is used for charitable purposes as a residence for men in the transitional stage of the program. Therefore, as a 501(c)(3) organization, A

Better Way Ministries, Inc. qualifies for tax-exempt status.

Motion to: Approve

The Board voted to approve the tax-exempt status for A Better Way Ministries, Inc., located at 803 Stallings Road, Senoia, Parcel #:162A-139.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

13. Request for Tax Exempt Status for A Better Way Ministries, Inc

Clerk McKinney presented to the Board the questionnaire regarding the tax-exempt status for A Better Way Ministries, Inc., located at 793 Stallings Road, Senoia, Parcel #:162A-139A. Clerk McKinney explained that the property is used for charitable purposes as a residence for men in the transitional stage of the program. Therefore, as a 501(c)(3) organization, A Better Way Ministries, Inc. qualifies for tax-exempt status.

Motion to: Approve

The Board voted to approve the tax-exempt status for A Better Way Ministries, Inc., located at 793 Stallings Road, Senoia, Parcel #:162A-139A.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

14. Request a Refund for Tax Year 2023, 2024 and 2025 for Property Located at 85 Mourning Dove Lane, Newnan.

Clerk McKinney explained the staff received a request from Mr. Kenneth Rothrock for a refund for Tax Years 2023, 2024 and 2025 for property located at 85 Mourning Dove Lane, Newnan, Parcel #:W08-016. The first floor was being assessed with incorrect square footage.

The Board voted to deny the refund for Tax Year 2023 based on the information provided. The matter will be revisited at the Regular Meeting Session on May 13, 2026, for further consideration, including review of additional information received regarding the refund.

Motion to: Approve

The Board voted to execute a refund for Mr. Kenneth Rothrock for Tax Years 2024 and 2025 for property located at 85 Mourning Dove Lane, Newnan, Parcel #:W08-016.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

15. Request for Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #:060A-126.

Motion to: Approve

The Board voted to approve non-disclosure status on parcel #:060A-126.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Mickey Rogers

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

16. Request for Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #:079-2183-003.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:079-2183-003.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Mickey Rogers

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

17. 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 the 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 updates:

- Chris Parnter will be attending Course 1A in Calhoun from April 27, 2026, thru May 1, 2026.
- Stan Coley took the Appraiser 1 exam in Augusta.
- Brooke Kouns was promoted to Appraiser Trainee.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the April 15, 2026, 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 _____, 2026

ATTEST: _____
Clerk