



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

May 13, 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, May 13, 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 May 13, 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 15, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on April 15, 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 May 13, 2026, there are:

- 2024 Appeals - 2 (CentryLink Public Utilities)
- 2025 Appeals
 - 30 Day - 0
 - Active - 0
 - Arbitration - 0
 - Board of Equalization - 0
 - Hearing Officer - 0
 - Resolved - 1,472
 - Superior Court - 0
 - Withdrawn - 16

4. Request for Refund

On April 2, 2026, staff received a request from Mr. Kenneth Rothrock for a refund for Tax Year 2023, 2024 and 2025 for the property located at 85 Mourning Dove Lane, Newnan, Parcel #W08-016.

On April 15, 2026, the Board reviewed the request and approved the refund for Tax Year 2024 and 2025, but denied the refund for Tax Year 2023 based on the understanding that refunds are limited to two years plus the current year. Staff subsequently received additional information and reviewed Georgia Code §48-5-380, which states that a property owner who has remitted property tax payments and later discovers an error is entitled to a refund for up to three years from the date of payment.

Based on the provisions of Georgia Code §48-5-380, Mr. Kenneth Rothrock is entitled to receive a refund for Tax Year 2023.

Motion to: Execute

The Board voted to execute the refund request from Mr. Kenneth Rockroth for Tax Year 2023, for the property located at 85 Mourning Dove Lane, Newnan, Parcel #:W08-016.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Charlene Barrow

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

New Business

5. Request Approval of the 2026 Conservation Use Valuation Assessment (CUVA) and Forest Land Protection Act (FLPA) Applications

Appraiser Beverly Helton explained that staff received one parcel for 2026 Conservation Use Valuation Assessment (CUVA) and one parcel for the 2026 Forest Land Protection Act (FLPA) application for approval by the Board.

- CUVA Renewals - 1
- FLPA Renewals - 1

Motion to: Approve

The Board voted to approve one parcel for the 2026 Conservation Use Valuation Assessment (CUVA) and one parcel for the 2026 Forest Land Protection Act (FLPA) applications as presented by staff.

- CUVA Renewals - 1
- FLPA Renewals - 1

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

6. Request to Voluntarily Breach Conservation Use Valuation Assessment (CUVA)

Appraiser Beverly Helton explained that staff received a request to breach the Conservation Use Valuation Assessment (CUVA) on property located at 212 Tabby Linch Road, Moreland, Parcel #:102-2132-007 and property located at 1135 Martin Mill Road, Moreland, Parcel #: 102-2132-014 without penalty.

Motion to: Approve

The Board voted to approve the breach of the Conservation Use Valuation Assessment (CUVA) on property located at 212 Tabby Linch Road, Moreland, Parcel #:102-2132-007 and property located at 1135 Martin Mill Road, Moreland, Parcel #: 102-2132-014.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

7. Request to Approve Use of Notice of Site Inspection for CUVA/FLPA Application

Appraiser Beverly Helton explained that the form titled Notice of Site Inspection for CUVA/FLPA applications was created to notify property owners that a field appraiser will conduct an on-site visual inspection of the property to verify compliance with the use requirements of the Conservation Use Valuation Assessment (CUVA) and Forest Land Protection Act (FLPA).

Motion to: Approve

The Board voted to approve the Notice of Site Inspection for CUVA/FLPA applications.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Mickey Rogers

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 #:165-1271-017.

Motion to: Approve

The Board voted to approve non-disclosure status on Parcel #:165-1271-017.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Mickey Rogers

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

9. Request Approval/Execution of Account Change Order (ACO's) and Waiver and Release Forms.

Chief Appraiser Dean 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:

- Keith Knight will retire July 31, 2026.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the May 13, 2026, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

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