



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

June 3, 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
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, June 3, 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 June 3, 2026, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Approval of Minutes

2. Request Approval/Execution of the Minutes from the Regular Meeting Session held on May 27, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on May 27, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Unfinished Business

3. Update Regarding the 2024 and 2025 Appeals

Clerk McKinney explained as of June 3, 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 - Withdrawn - 16

New Business

4. Approval of the 2026 Exempt Digest

Chief Appraiser Henson presented the 2026 Exempt Digest for the Board to approve.

Motion to: Approve

The Board voted to approve the 2026 exempt digest.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

5. Approval of the 2026 Ratio Study prior to Notice of Assessments

Chief Appraiser Henson presented the 2026 Ratio Study prior to Notice of Assessments for the Board to approve.

Motion to: Approve

The Board voted to approve the 2026 Ratio Study prior to Notice of Assessments.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

6. Approval of the 2026 Real and Personal Property Values for Notice of Assessments

Chief Appraiser Henson presented the 2026 Real and Personal Property values for Notice of Assessments for the Board to approve.

Motion to: Approve

The Board voted to approve the 2026 Real and Personal Property Values for Notice of Assessments.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

7. Approval of the 2026 Freeport Applications

Appraiser III, Kim Putman, explained that staff received the following number of 2026 Freeport Applications for approval by the Board:

- Applications - 81
- Freeport approvals - 78
- Freeport denials - 3

Motion to: Approve

The Board voted to approve the following 2026 Freeport applications as presented by staff:

- Applications - 81
- Freeport approvals - 78
- Freeport denials - 3

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

8. Approval for Tax-Exempt Status for Ikthus Tree Farm LLC

Deputy Chief Appraiser, Angie Pough, explained that staff received a personal property schedule F form from Ikthus Tree Farm LLC, Acct #:62063, indicating that the company is a family-owned farm and derives more than 80% of its gross income from bona fide agricultural use. Pursuant to O.C.G.A. §48-5-41.1, a family-owned farm entity that has derived 80% or more of its gross income from bona fide agricultural use qualifies for tax-exempt status.

Motion to: Approve

The Board voted to approve the tax-exempt status for the personal property inventory of Ikthus Tree Farm LLC, Acct #:62063.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

9. Request 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, Sanina Moreland, Beverly Ward

Status Update

Chief Appraiser Henson presented the following updates:

- Interviews for the Administrative Assistant position will begin June 10, 2026, through June 12, 2026.
- Assessment notices are scheduled to be transmitted to Southdata on June 5, 2026.
- Assessment notices are scheduled to be mailed on June 12, 2026.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the June 3, 2026, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

Chairman

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

ATTEST: _____
Clerk