



Board of Tax Assessors

www.coweta.ga.us

Regular Session

Minutes

770.254.2680

August 5, 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
Scott Robertson	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, August 5, 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 August 5, 2026, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Approval of Minutes

2. Request Execution of the Minutes from the Regular Meeting Session held on July 15, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on July 15, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Unfinished Business

3. Update Regarding 2024 and 2026 Appeals

As of August 5, 2026, there are:

- 2024 Active Appeals - 2 (CentryLink Public Utilities)
- 2026 Appeals
 - 30 Day - 119
 - Active - 330
 - Arbitration - 0
 - Board of Equalization - 62
 - Hearing Officer - 0
 - Resolved - 30
 - Superior Court - 0
 - Withdrawn - 2

New Business

Motion to: Amend

The Board voted to amend the agenda to add a request to accept an appeal filed after the deadline.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Mr. Jim Hawthorne explained that he filed his appeal after the deadline due to a business assignment and requested that the Board accept his late appeal. The Board informed Mr. Hawthorne that, under Georgia law, it does not have the authority to accept late appeals. The Board further advised him that he may file a return between January 1, 2027, and April 1, 2027, and/or file an appeal during the 2027 appeal period. After discussion, the Board denied Mr. Hawthorne's request to accept the late appeal, noting that the request was based on the current condition of the home and that no apparent physical errors were identified in the property record.

Motion to: Deny

The Board voted to deny the request to accept an appeal after the deadline.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

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

Appraiser II Beverly Helton explained that staff received 3 applications for the 2026 Conservation Use Valuation Assessment (CUVA) for approval by the Board.

- CUVA continued covenants - 2 parcels
- CUVA 45 days - 1 parcel

Motion to: Approve

The Board voted to approve 3 parcels for the 2026 Conservation Use Valuation Assessment (CUVA) applications presented by staff:

- CUVA continued covenants - 2 parcels
- CUVA 45 days - 1 parcel

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

5. Request to Breach Conservation Use Valuation Assessment (CUVA)

Appraiser II Beverly Helton explained staff received a request from Metcalf Homes Inc and Brian Corbin to voluntarily discontinue the qualified Conservation Use Valuation Assessment (CUVA) on Parcel #:163-1246-006 with penalty due to change of ownership.

Motion to: Approve

The Board voted to discontinue the qualified Conservation Use Valuation Assessment (CUVA) on parcel #:163-1246-006 with penalty.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

6. 2025 Coweta County Preliminary Sales Ration Study

The Board reviewed the 2025 Coweta County Preliminary Sales Ratio Study from the Georgia Department of Audits and Accounts and determined that the study accurately reflected the County's sales ratio. The Board concurred that the results were satisfactory.

7. Request for Tax Exempt Status on Timothy A Williams Ministries Inc.

Clerk McKinney explained that staff received a request for tax-exempt status for Timothy A. Williams Ministries, Inc., Parcel #110-5049-002, located at 646 Sullivan Road, Newnan. Although the required documentation was submitted, the property is not owned by a religious organization. Therefore, the Board denied the request for tax-exempt status.

Motion to: Deny

The Board voted to deny the tax-exempt status for Timothy A Williams Ministries Inc Parcel #:110-5049-002, located at 646 Sullivan Road, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

8. Request to Remove Non-Disclosure

Clerk McKinney explained that staff received a request from Tyler A Harris to remove non-disclosure status on parcel #:082-5215-019.

Motion to: Approve

The Board voted to approve the request to remove non-disclosure status on parcel #:082-5215-019.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

9. Request for Veterans Homestead Exemption

Clerk McKinney explained that staff received a request from Mr. Dennis Lee Aldridge for a Veteran's Homestead Exemption on Parcel #151-1165-102. Mr. Aldridge submitted a Summary of Benefits letter showing an effective date of total and permanent disability of April 17, 2026.

To qualify for the Veteran's Homestead Exemption for Tax Year 2026, an applicant must have been deemed totally and permanently disabled on or before December 31, 2025. Because Mr. Aldridge's effective disability date was April 17, 2026, he did not meet the eligibility requirements for Tax Year 2026. Therefore, the Board denied his request for the Veteran's Homestead Exemption for Tax Year 2026.

Motion to: Deny

The Board voted to deny the request made by Dennis Lee Aldridge for Veteran's Homestead Exemption on parcel #:151-1165-102.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

10. Request a Refund for Tax Year 2023, 2024 and 2025 for Property Located at 18 Valley View, Newnan

Clerk McKinney explained staff received a request from Mr. Alan Hurd for a refund for Tax Year 2023, 2024 and 2025 for Parcel #:SG4-197, located at 18 Valley View, Newnan. The square footage on the second floor was assessed incorrectly.

Motion to: Execute

The Board voted to execute a refund for Tax Year 2023, 2024 and 2025 for Parcel #:SG4-197, located at 18 Valley View, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Charlene Barrow

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

Executive Session

Motion to: Enter into Executive Session

The Board voted to enter into Executive Session for the purpose of personnel issues.

Members in attendance included Chairman Mike Marchese, Vice-chairman Sanina Moreland, Board member Charlene Barrow, Board member Beverly Ward and Board member Scott Robertson. Staff members in attendance were Chief Appraiser Dean Henson, Chief Deputy Appraiser Angie Pough and Clerk Cheri McKinney.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

Motion to: Return to Regular Session

The Board discussed personnel issues in the Executive Session and voted to return to Regular Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

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

Affidavit

Motion to: Execute

The Board voted to execute the affidavit for Executive Session.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Status Update

Chief Appraiser Dean Henson presented the following status updates:

- Board member Scott Robertson will be attending Course 1 Certification for Assessors from October 5, 2026, through October 9, 2026, in Tifton.
- ChriStella Martin a new hire will begin employment August 10, 2026.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the Regular Meeting Session on August 5, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

Chairman

Read, approved, and adopted this

The _____ day of _____, 2026

ATTEST: _____
Clerk