



Board of Tax Assessors

www.coweta.ga.us

Regular Session

Minutes

770.254.2680

August 19, 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	Absent
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
Aron Sutton	Deputy Chief Appraiser	Present
Cheri McKinney	Clerk	Present

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, August 19, 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 19, 2026, Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

Approval of Minutes

2. Request Execution of the Minutes from the Regular Meeting Session held on August 5, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on August 5, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

Unfinished Business

3. Update Regarding the 2024 and 2026 Appeals

As of August 19, 2026, there are:

- 2024 Active Appeals - 0 (CentryLink Public Utilities)
- 2026
 - 30 Day - 202
 - Active - 1,223
 - Arbitration - 0
 - Board of Equalization - 136
 - Hearing Officer - 0
 - Resolved - 67
 - Superior Court - 0
 - Withdrawn - 11

New Business

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

Appraiser II Beverly Helton explained that staff received 2 applications for the 2026 Conservation Use Valuation Assessment (CUVA) for approval by the Board.

- CUVA new - 2

Motion to: Approve

The Board voted to approve 2 parcels for the 2026 Conservation Use Valuation Assessment (CUVA) applications presented by staff:

- CUVA new - 2

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

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

5. Request for a Refund For Tax Year 2023, 2024 and 2025 for Property Located at 240 South Ridge, Senoia

Clerk McKinney explained staff received a request from Mr. Scott Dolar and Ms. Jacqueline Sawka for a refund for Tax Years 2023, 2024 and 2025 for Parcel #163A-223, located at 240 Southridge, Senoia. The properties' square footage had been assessed incorrectly.

Motion to: Execute

The Board voted to execute a refund for Tax Years 2023, 2024 and 2025 for Parcel #:162A-223, located at 240 Southridge, Senoia.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Scott Robertson

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

6. Request a Refund for Tax Year 2023, 2024 and 2025 for Property Located at 362 Millard Farmer Road, Newnan

Clerk McKinney explained staff received a request from Ark Properties Inc. for a refund for Tax Year 2023, 2024 and 2025 for Parcel #: 064-2052-025, located at 362 Millard Farmer Road, Newnan. The square footage of the basement was being assessed incorrectly.

Motion to: Execute

The Board voted to execute a refund for Tax Years 2023, 2024 and 2025 for Parcel #:064-2052-025, located at 362 Millard Farmer Road, Newnan.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

7. Request to Deny Homestead Exemption Applications

Clerk McKinney explained that staff received incomplete homestead exemption applications for Tax Year 2026 from property owners who did not return the required information to complete the application process.

Motion to: Approve

The Board voted to approve the denial of incomplete homestead exemption applications for Tax Year 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Scott Robertson

SECONDER: Beverly Ward

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

8. Request to Deny 2026 Late Appeals

Clerk McKinney explained that staff received nine appeals after the filing deadline of August 3, 2026. Per O.C.G.A. § 48-5-311, a notice of appeal shall be deemed to have been filed as of the date of the USPS postmark. The Board reviewed the appeals and the applicable postmark dates to determine whether the appeals were timely filed. After review, the Board determined that the appeals were postmarked after the filing deadline and, therefore, were not timely filed.

Motion to: Deny

The Board voted to deny appeals that were received after the filing deadline.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Scott Robertson

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

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: Charlene Barrow

SECONDER: Scott Robertson

AYES: Mike Marchese, Charlene Barrow, 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, Board member Charlene Barrow, Board member Scott Robertson and Board member Beverly Ward. Staff members in attendance were Chief Deputy Appraiser Dean Henson, Chief Deputy Appraiser Angie Pough, Chief Deputy Appraiser Aron Sutton and Clerk Cheri McKinney.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Charlene Barrow

AYES: Mike Marchese, Charlene Barrow, 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: Beverly Ward

SECONDER: Charlene Barrow

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

Status Update

Chief Appraiser Henson presented the following status updates:

- On August 18, 2026, Dean Henson, Angie Pough, Aron Sutton, Joe Maddox and Gene Underwood attended the GAAO one-day seminar on Valuing Data Centers for Advalorem Assessment.
- Ashley Gunnin and Brooke Kouns will be attending the Valuation of Personal Property from August 24, 2026, through August 28, 2026, in Dallas, GA.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the Regular Meeting Session on August 19, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Scott Robertson

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

Chairman

Read, approved, and adopted this

The _____ day of _____, 2026

ATTEST: _____
Clerk