



Board of Tax Assessors

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Regular Session

Minutes

770.254.2680

September 2, 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
Aron Sutton	Deputy Chief Appraiser	Present
Cheri McKinney	Clerk	Present

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, September 2, 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 September 2, 2026, Regular Meeting

Session.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Scott Robertson

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 August 19, 2026

Motion to: Execute

The Board voted to execute the minutes from the Regular Meeting Session held on August 19, 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 the 2026 Appeals

As of September 2, 2026, there are:

- 2026 Appeals
 - 30 Day - 235
 - Active - 523
 - Arbitration - 0
 - Board of Equalization - 304
 - Hearing Officer - 0
 - Resolved - 143
 - Superior Court - 0
 - Withdrawn - 442

New Business

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

Land Division Manager Gene Underwood explained that staff received 1 application for the 2026 Conservation Use Valuation Assessment (CUVA) for approval by the Board.

- CUVA continuance - 1 parcel #:028-3097-006

Motion to: Approve

The Board voted to approve 1 parcel for the 2026 Conservation Use Valuation Assessment (CUVA) applications presented by staff.

- CUVA continuance - 1 parcel #:028-3097-006

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Scott Robertson

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

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

Clerk McKinney explained that staff received additional information from Timothy A Williams Ministries Inc. regarding its request for tax-exempt status. Timothy A Williams Ministries Inc. previously applied for tax-exempt status; however, the request was denied because the property was not owned by a religious organization. The property has since been transferred into the name of Timothy A Williams Ministries Inc. Based on the additional information provided, the Board approved the request for tax-exempt status for January 1, 2027.

Motion to: Approve

The Board voted to approve tax-exempt status for Timothy A Williams Ministries Inc located at 646 Sullivan Road, Newnan, parcel #:110-5049-002 for January 1, 2027.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Scott Robertson

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

6. Request to Deny Acceptance of a Late Appeal

Clerk McKinney explained staff received an appeal from Big Blue Marble Academy 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 appeal and the applicable postmark date to determine whether the appeal was timely filed. After review, the Board determined that the appeal was postmarked after the filing

deadline and, therefore, was not timely filed.

Motion to: Deny

The Board voted to deny the appeal submitted by Big Blue Marble Academy because the appeal was received after the filing deadline.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

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

7. Request to Approve Denied Late Appeals

Clerk McKinney explained that staff received additional information regarding six appeals (Flash Foods x 2, Zaxby's x 2 and Circle K x 2) that were previously denied because they were received after the filing deadline. The appellants provided receipts from the United States Postal Service documenting the postmark dates of the appeals.

Motion to: Approve

The Board voted to approve the previously denied appeals based on the additional documentation verifying that the appeals were postmarked by the filing deadline.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Scott Robertson

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

8. Request for Non-Disclosure

Clerk McKinney explained that staff received a request for non-disclosure from a property owner. The Board reviewed the request and determined that the property is not titled in the property owner's name and, therefore, does not qualify for non-disclosure.

Motion to: Deny

The Board voted to deny the request for non-disclosure.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Scott Robertson

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

9. Request for Non-Disclosure

Clerk McKinney explained that the staff is in receipt of a request to add non-disclosure status to Parcel #:158-1209-038.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel #:158-1209-038.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Scott Robertson

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

10. Request for Non-Disclosure

Clerk McKinney explained that staff is in receipt of a request to add non-disclosure status to Parcel #:M02-0005-018.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel #:M02-0005-018.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Scott Robertson

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

11. Request for Non-Disclosure

Clerk McKinney explained staff is in receipt of a request to add non-disclosure to Parcel #:103-2196-022.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel #:103-2196-022.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Sanina Moreland

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

12. Request for Non-Disclosure

Cerk McKinney explained staff is in receipt of a request to add non-disclosure to Parcel #:051-2082-009.

Motion to: Approve

The Board voted to approve the non-disclosure status on Parcel #:051-2082-009.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Scott Robertson

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

Motion to: Amend

The Board voted to amend the agenda to add Account Change Order (ACO's and Waiver and Release Forms.

RESULT: Passed (UNANIMOUS)

MOVER: Charlene Barrow

SECONDER: Beverly Ward

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

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: Charlene Barrow

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

Status Update

Chief Appraiser Henson presented the following status updates:

- Ashley Gunnin is attending Lead With Impact over the next several weeks.
- Rick Palmer, Beverly Helton and Clint White are attending Appeals Procedures August 31, 2026, through September 4, 2026, in Macon, GA.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the Regular Meeting Session on September 2, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Scott Robertson

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

Chairman

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

ATTEST: _____
Clerk