

**GREGG APPRAISAL DISTRICT
APPRAISAL REVIEW BOARD
MINUTES**

The Appraisal Review Board of the Gregg Appraisal District met Tuesday, June 29th, 2021, at 8:30 a.m. at 4367 W. Loop 281, Longview, Texas with a quorum to wit:

Members present: Pam DeCeault, Chairman
Darlene McCray, Secretary
William Bartlemay, Member
Robin Kemp, Member
Jose Sanchez, Member
Melanie Northcutt, Member

Members absent: Kirk Henderson, Member
Dan Droege, Member

Also, present were: Libby Neely, Chief Appraiser
Mark Cormier, Deputy Chief Appraiser
Resa Norris, Taxpayer Liaison Officer
Shannon Mayhan
Sheena Butler
Josh Payne
Kelli Dial
Debi Holderby
Rebecca Gay

AGENDA ITEM #1: CALL TO ORDER

Chairman DeCeault, called the meeting to order.

AGENDA ITEM #2: DETERMINATION OF QUORUM

Chairman DeCeault, determined there was a quorum present.

AGENDA ITEM #3: PUBLIC HEARINGS ON TAXPAYER PROTESTS

The following protests were heard and motions were made: Full Board

2021-529-ADI Partners LTD-184730

Bartlemay-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$682,020.

2nd-McCray

Vote: Yes-DeCeault, McCray, Bartlemay, Sanchez, Northcutt

No-Kemp

Absent-Henderson, Droege

2021-1780-McCann Road Real Estate-23317 - Teleconference

Bartlemay-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$1,358,280.

2nd-McCray

All Members Voted Yes

2021-396-101 Apple Longview LLC-24892 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$900,000.

2nd-Northcutt

Vote: Yes-DeCeault, Kemp, Northcutt, Sanchez, Bartlemay

Absent-Henderson, Droege, McCray

2021-2585-Waste Connections Lone Star Inc-183054 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$4,414,040.

2nd-Bartlemay

All Members Voted Yes

2021-1586-Autozone Parts Inc-1516059 – Written Testimony

McCray-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$681,970.

2nd-Bartlemay

All Members Voted Yes

2021-1372-Bella Oaks Longview LLC & Hung-22503 - Written Testimony

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$4,983,240.

2nd-McCray

All Members Voted Yes

2021-1788-Breiton Hospitality LLC-98437 - Written Testimony

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$1,523,490.

2nd-McCray

All Members Voted Yes

2021-1593-Chick-Fil-A Inc-198462 - Written Testimony

McCray-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$675,420.

2nd-Bartlemay

All Members Voted Yes

2021-1806-Colin Texas Timbers LLC-34613 - Written Testimony

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$1,377,920.

2nd-McCray

All Members Voted Yes

2021-1592-Chick-Fil-A Inc-87032 - Written Testimony

McCray-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$1,361,800.

2nd-Kemp

All Members Voted Yes

2021-398-CSPAN 1 Property LLC-84942 - Written Testimony

McCray-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$465,910.

2nd-Kemp

All Members Voted Yes

2021-399-CSPAN 2 Property LLC-87095 - Written Testimony

Bartlemay-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$623,820.

2nd-McCray

All Members Voted Yes

2021-1792-DIYA Lodging LLC-186285 - Written Testimony

Bartlemay-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$1,133,780.

2nd-Northcutt

All Members Voted Yes

2021-1920-Fundamental SCM 3 LLC-24893 - Written Testimony

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$10,522,240.

2nd-McCray

All Members Voted Yes

2021-816-Spirit Master Funding VI LLC-184061 - Written Testimony

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$562,740.

2nd-Bartlemay

All Members Voted Yes

2021-1218-Sabra IL Texas LP-1029864 - Written Testimony

DeCeault-Made a motion on the matter of, incorrect (market) value, unequal and other, to set the value to \$3,727,980.

2nd-Kemp

All Members Voted Yes

2021-1202-Harvest Colonial Village TX LLC-1029865 - Written Testimony

DeCeault-Made a motion on the matter of, incorrect (market) value, unequal and other, to set the value to \$100,000.

2nd-Bartlemay

All Members Voted Yes

2021-2684-Dillard's Dept Store #748-80111

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$4,602,000.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Sanchez

No-Bartlemay

Absent-Henderson, Droege

2021-2107-First Fleet Master Titling Trust-197133 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$1,161,220.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2101-Peterson D L Trust-78475 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$1,737,160.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2103-Peterson D L Trust-1573321 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$328,680.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2102-Peterson D L Trust-78476 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$2,723,490.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2105-Element Fleet Corporation-193549 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$374,950.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2106-Element Fleet Corporation-1127244 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$41,040.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2104-Element Fleet Corporation-78446 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$511,530.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2109-Gelco Fleet Trust-1200177 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$74,080.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2110-Gelco Fleet Trust-1517216 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$297,160.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-2108-Gelco Fleet Trust-1173684 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value, to set the value to \$4,147,420.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt

No-Bartlemay

Absent-Sanchez, Henderson, Droege

2021-887-Lents James Joseph & Shannon Marie-200682 - Teleconference

Bartlemay-Made a motion on the matter of, value is unequal, to set the value to \$615,900.

2nd-Northcutt

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Bartlemay

Absent-Sanchez, Henderson, Droege

2021-503-Lodging Host Hotel Corp-76827 - Teleconference

Bartlemay-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$147,700.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Bartlemay

Absent-Sanchez, Henderson, Droege

2021-504-Lodging Host Hotel Corporation-19826 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$91,870.

2nd-Kemp

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Bartlemay

Absent-Sanchez, Henderson, Droege

2021-505-Palisades Hospitality Inc-20317 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$291,020.

2nd-Kemp

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Bartlemay

Absent-Sanchez, Henderson, Droege

2021-502-Heritage Inn Number X1V-38475 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$2,412,000.

2nd-Bartlemay

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Bartlemay

Absent-Sanchez, Henderson, Droege

2021-506-TXHP Longview 1 LLC-201871 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$3,972,000.

2nd-McCray

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Bartlemay

Absent-Sanchez, Henderson, Droege

2021-507-TXHP Longview 2 LLC-201870 - Teleconference

DeCeault-Made a motion on the matter of, incorrect (market) value and unequal, to set the value to \$496,840.

2nd-Kemp

Vote: Yes-DeCeault, McCray, Kemp, Northcutt, Bartlemay

Absent-Sanchez, Henderson, Droege

AGENDA ITEM #4: CONSIDER DETERMINATION OF “GOOD CAUSE” REQUESTS

Good Cause-Mobberly Baptist Church-20989, 20994

McCray-Made a motion to deny good cause.

2nd-Kemp

All Members Voted Yes

AGENDA ITEM #5: CONSIDER TABLED PROTESTS

None tabled

AGENDA ITEM #6: CONSIDER APPROVAL OF CORRECTIONS & SUPPLEMENTS TO APPRAISAL ROLLS

DeCeault-Made a motion to approve the supplements and corrections #540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 553, 554, 556, 557, 558, 559, 560, 561, 563, 564, 565, 567, 568, 569, 570, 571, 572, 573, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, EC202101

2nd-McCray

All Members Voted Yes

AGENDA ITEM #7: ADJOURN

Adjourned 4:47PM

Chairman

Secretary