

**GREGG APPRAISAL DISTRICT
APPRAISAL REVIEW BOARD
MINUTES**

The Appraisal Review Board of the Gregg Appraisal District met Thursday, June 15th, 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
Kirk Henderson, Member
William Bartlemay, Member
Melanie Northcutt, Member
Jose Sanchez, Member
Robin Kemp, Member
Dan Droege, Member

Members Absent: None

Also, present were: Libby Neely, Chief Appraiser
Mark Cormier, Deputy Chief Appraiser
Resa Norris, Taxpayer Liaison Officer
Kelli Dial
Josh Payne
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: CONSIDER APPROVAL OF MINUTES

Chairman DeCeault asked for the approval of the minutes for May 20, 2021

Bartlemay-Made a motion to approve the minutes for May 20, 2021

2nd-Kemp

All Members Voted Yes

AGENDA ITEM #4: PUBLIC HEARINGS ON TAXPAYER PROTESTS

The following protests were heard and decisions were made by the full board:

2021-997-Dehoyos Carlos & Gina-1531318

McCray-Made a motion on the matter of, incorrect appraised (market) value, to set the value to \$715,310.

2nd-Bartlemay

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

Recused-Sanchez, Northcutt, Droege

2021-927-Davisico Enterprises LLC-34674

DeCeault-Made a motion on the matter of, incorrect appraised (market) value, to set the value to \$96,880.

2nd-Droege

All Members Voted Yes

2021-495-Wachter Ted Henry-50634

DeCeault-Made a motion on the matter of, incorrect appraised (market) value, to set the value to \$176,580.

2nd-Kemp

All Members Voted Yes

2021-402-Pickard Terry & Diann Irrevocable-68954

Henderson-Made a motion on the matter of, incorrect appraised (market) value, to set the value to \$392,990.

2nd-Droege

All Members Voted Yes

2021-662-Tindol Charles E-19234

DeCeault-Made a motion on the matter of, incorrect appraised (market) value, to set the value to \$89,170.

2nd-Kemp

All Members Voted Yes

DeCeault-Made a motion on the matter of, value is unequal, to set the value to \$89,170.

2nd-Henderson

All Members Voted Yes

DeCeault-Made a motion on the matter of, incorrect appraised or market value of land under special appraisal for ag-use, open space or other special appraisal, that it is not incorrectly appraised.

2nd-Henderson

All Members Voted Yes

***The following protests were heard by Panel A and recommendations were made to the full board:
Decisions were made by the full board.***

DeCeault-Chairman
Kemp-Member
Droege-Member
Henderson -Member
Sanchez-Member

2021-868-Austin Bank-27974

DeCeault-Made a motion on the matter of, incorrect appraised (market) value, to set the value to \$2,800,950.

2nd-Kemp

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

Recused-Droege

DeCeault-Made a motion on the matter of, value is unequal, to set the value to \$2,800,950.

2nd-Kemp

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

Recused-Droege

2021-869-Austin Bank-24936

DeCeault-Made a motion on the matter of, incorrect appraised (market) value, to set the value to \$4,728,340.

2nd-Kemp

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

Recused-Droege

DeCeault-Made a motion on the matter of, value is unequal, to set the value to \$4,728,340.

2nd-Kemp

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

Recused-Droege

***The following protests were heard by Panel B and recommendations were made to the full Board:
Decisions were made by the full board.***

McCray-Secretary

Bartlemay-Member

Northcutt-Member

2021-572-Evans Johnny N Etux-13227

Northcutt-Made a motion on the matter of, incorrect appraised (market) value and value is unequal, to set the value to \$170,000 and on the matter of change in use of land appraised as ag-use, open space or timber land, that it is not applicable.

2nd-Bartlemay

All Members Voted Yes

2021-559-Bowen Larry-110350

Northcutt-Made a motion on the matter of, incorrect appraised (market) value and value is unequal, to set the value to \$195,000.

2nd-Bartlemay

All Members Voted Yes

Northcutt-Made a motion on the matter of, change in use of land appraised as ag-use, open space or timber land, that it is denied.

2nd-McCray

All Members Voted Yes

2021-2057-Peyton Henry Lee & Molly-10396

Northcutt-Made a motion on the matter of, incorrect appraised (market) value and value is unequal, to set the value to \$35,200.

2nd-McCray

All Members Voted Yes

2021-2059-Peyton Henry Lee & Molly-10395

Northcutt-Made a motion on the matter of, incorrect appraised (market) value and value is unequal, to set the value to \$332,540.

2nd-McCray

All Members Voted Yes

2021-2058-Peyton H Lee-42989

Northcutt-Made a motion on the matter of, incorrect appraised (market) value and value is unequal, to set the value to \$108,330.

2nd-McCray

All Members Voted Yes

2021-2060-Peyton Henry Lee-20035

Northcutt-Made a motion on the matter of, incorrect appraised (market) value and value is unequal, to set the value to \$36,000.

2nd-McCray

All Members Voted Yes

Northcutt-Made a motion on the matter of, exemption was denied/modified or cancelled, and on the matter of change in use of land appraised as ag-use and incorrect appraisal/market value of land under special appraisal, that they are not applicable and be denied.

2nd-McCray

All Members Voted Yes

2021-522-Rio Concho Holdings LLC-184728

McCray-Made a motion on the matter of, value is unequal, to set the value to \$950,000.

2nd-McCray

All Members Voted Yes

The following protests were heard by Panel A: Decisions were made by a quorum:

- DeCeault-Chairman
- Kemp-Member
- Henderson -Member
- Droege-Member
- Sanchez-Member

2021-1036-Longview MF LLC-1124138

DeCeault-Made a motion on the matter of, other, to set the value to \$19,147,460.

2nd-Henderson

Vote: Yes-DeCeault, Henderson, Sanchez, Droege

No-Kemp

*The following protests were heard by Panel C and recommendations were made to the full Board:
Decisions were made by the full board.*

DeCeault-Chairman
Kemp-Member
Henderson -Member
Droege-Member

2021-1029-1015 East Marshall LLC-20718

Kemp-Made a motion on the matter of, other, to set the value to \$67,000.
2nd-Droege
Vote: Yes-Kemp, Droege, DeCeault, McCray, Northcutt, Bartlemay
Recused-Henderson
Absent-Sanchez

The following protests were heard and motions were made (full board):

2021-414-Bonner Regina L-35603

Northcutt-Made a motion on the matter of, incorrect appraised (market) value and on the matter of value is unequal, to set the value to \$151,120 and on the matter of, other, that it is already taken into consideration.
2nd-McCray
Vote: Yes-Northcutt, McCray, DeCeault, Kemp, Henderson, Bartlemay, Droege
Absent-Sanchez

2021-1226, 1225-Town Oaks Apt-Longview LLC-2132, 20985

Henderson-Made a motion on the matter of, incorrect appraised (market) value and on the matter of value is unequal, to set the value to \$7,647,150 on 20985.
2nd-Bartlemay
Vote: Yes-Northcutt, McCray, DeCeault, Kemp, Henderson, Bartlemay, Droege
Absent-Sanchez

Henderson-Made a motion on the matter of, incorrect appraised (market) value and on the matter of value is unequal, to set the value to \$5,181,490 on 21132.
2nd-Bartlemay
Vote: Yes-Northcutt, McCray, DeCeault, Kemp, Henderson, Bartlemay, Droege
Absent-Sanchez

2021-1405-600 W Avalon LLC-20460

McCray-Made a motion on the matter of, incorrect appraised (market) value, to set the value to \$5,424,740.
2nd-Bartlemay
Vote: Yes-Northcutt, McCray, DeCeault, Kemp, Henderson, Bartlemay, Droege
Absent-Sanchez

McCray-Made a motion on the matter of, value is unequal, to set the value to \$5,424,740.
2nd-Bartlemay
Vote: Yes-Northcutt, McCray, DeCeault, Kemp, Henderson, Bartlemay, Droege
Absent-Sanchez

AGENDA ITEM #5: CONSIDER DETERMINATION OF “GOOD CAUSE” REQUESTS

Trinity Housing Development-33331-Panel A-Quorum

DeCeault-Made a motion to deny good cause.

2nd-Droege

Vote: Yes-DeCeault, Droege, Kemp, Henderson, Sanchez

Shoco Production-91092, 10194, 13561-Quorum

DeCeault-Made a motion to deny good cause.

2nd-McCray

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

Absent-Sanchez

Kalos Corp-Moonrock Rodessa-Quorum

DeCeault-Made a motion to grant good cause.

2nd-McCray

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

Absent-Sanchez

John Dickerson-1572817-Quorum

McCray-Made a motion to grant good cause.

2nd-DeCeault

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

Absent-Sanchez

AGENDA ITEM #6: CONSIDER TABLED PROTESTS

None Tabled

AGENDA ITEM #7: ADJOURN

Adjourned 4:55 p.m.

Chairman

Secretary