

**GREGG APPRAISAL DISTRICT
APPRAISAL REVIEW BOARD
MINUTES**

The Appraisal Review Board of the Gregg Appraisal District met Tuesday, June 24, 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
Robin Kemp, Member
Kirk Henderson, Member
William Bartlemay, Member
Dan Droege, Member
Jose Sanchez, Member

Members Absent: Melanie Northcutt Crocker, Member

Also, present were: Libby Neely, Chief Appraiser
Mark Cormier, Director of Appraisal
Resa Norris, Liaison Officer
Shannon Mayhan
Sheena Butler
Kelli Dial
Treva Key
Belva Pittman
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

No Minutes to approve

AGENDA ITEM 4: PUBLIC HEARINGS ON TAXPAYER PROTESTS

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

2021-1208, 1209, 1211-Longview Loop 281-24908, 24910, 39861

Henderson-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$4,488,840 on 24908, \$1,724,150 on 24910 and \$259,980 on 39861. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-Droege

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

Absent-Northcutt

2021-1201-Gottlieb Kirk Longview LLC-109443

DeCeault-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$1,526,010. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-McCray

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

Absent-Northcutt

2021-1219-Sofist Inc-38473

DeCeault-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$1,966,110. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-Kemp

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

Absent-Northcutt

2021-1195-Cardinal Green Investments LLC-200563

Droege-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$1,448,840. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-McCray

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

Absent-Northcutt

2021-1220-Walgreen Co-33486

Droege-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$1,321,250. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-Kemp

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

Absent-Northcutt

2021-1214-Penney Property Sub Holdings LLC-1217109

DeCeault-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$2,007,230. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-Kemp

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

Absent-Northcutt

2016-3078, 2017-5187 & 2018-2773-Sandel Tana-55400

Droege-Made a motion, on the matter of, exemption was denied, modified or cancelled, to deny the exemption

2nd-Henderson

Vote: Yes-McCray, Kemp, Henderson, Droege, Bartlemay, Sanchez

Absent-Northcutt, DeCeault

2021-235-Enloe Tarena & Eric-39642-Written Testimony

Henderson-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$100,330

2nd-Bartlemay

Vote: Yes-McCray, Kemp, Henderson, Droege, Bartlemay, Sanchez

Absent-Northcutt, DeCeault

2021-1755-Luby's Cafeterias-79167-Written Testimony

Bartlemay-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$75,760. On the matter of exemption was denied, modified or cancelled, that the exemption was not applicable. On the matter of Other, that it is not taxable under Texas tax code 11.14, that it is taxable.

2nd-Kemp

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

Absent-Northcutt

2021-2094-Wells Fargo-1126951-Written Testimony

McCray-Made a motion, on the matter of Other, Covid-19 related obsolescence, that it does not qualify

2nd-Henderson

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

Absent-Northcutt

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

Sanchez, Member

2021-177-Kroger Texas LP-32922

Kemp-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$1,465,830. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-Droege

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

Absent-Northcutt

2021-382-Sysco Food Services of East Texas-200441

Kemp-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$25,000,000.

2nd-Droege

Vote: Yes-McCray, Kemp, Henderson, Droege, Bartlemay No-DeCeault

Absent-Northcutt, Sanchez

2021-208-Hahn Hotels LLC-1184160

DeCeault-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$1,825,700

2nd-Droege

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

Absent-Northcutt, Sanchez

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

2021-179-CBOCS Texas LLC-200812

Henderson-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$1,226,220. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-McCray

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

Absent-Northcutt

2021-176-Yee Properties-24803

Henderson-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$444,890. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-Bartlemay

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

Absent-Northcutt

2021-254-Longview LAXMI LLC-20331

Henderson-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$1,120,840. On the matter of Other, that any other action of the chief appraiser and/or appraisal district that applies to and adversely affects the property owner, that it does not adversely affect the owner.

2nd-Bartlemay

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

Absent-Northcutt

2021-988, 989-Threshold GC LP/Threshold KM LLC-45702, 20271

Henderson-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$4,066,290 on 45702 and \$2,327,870 on 20271.

2nd-Bartlemay

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

Absent-Northcutt

2021-984-Realty Income Texas Properties LP-199299

Henderson-Made a motion, on the matter of, incorrect appraised (market) value and the value is unequal compared with other properties, to set the value to \$3,900,000

2nd-Bartlemay

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

Absent-Northcutt

2021-169-Acres Matthew Davis & Rebekah-20072

DeCeault-Made a motion, on the matter of exemption was denied modified or cancelled, to deny the exemption

2nd-Kemp

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

Absent-Northcutt

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

No Good Cause

AGENDA ITEM #6: CONSIDER TABLED PROTESTS

None Tabled

AGENDA ITEM #7: CONSIDER APPROVAL OF CORRECTIONS & SUPPLEMENTS TO APPRAISAL ROLLS.

No Supplements or Corrections

AGENDA ITEM #8: ADJOURN

Adjourned 4:10 p.m.

Chairman

Secretary