

**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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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

2<sup>nd</sup>-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

2<sup>nd</sup>-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.

2<sup>nd</sup>-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

2<sup>nd</sup>-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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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

2<sup>nd</sup>-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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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.

2<sup>nd</sup>-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

2<sup>nd</sup>-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

2<sup>nd</sup>-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.

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Chairman

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Secretary