

Montague County Tax Appraisal District

June 18, 2020

The Montague County Tax Appraisal District Appraisal Review Board met in regular session on Wednesday – June 18, 2020 at 9:00 a.m. in the Montague County Tax Appraisal District Meeting Room.

Chairman – Carol Mansel declared a quorum and called the meeting to order.

Minutes of the March 18, 202 meeting were presented for consideration. John Sickles made a motion to approve the minutes as presented. Motion was seconded by Dan Fenoglio and approved by all members present.

Chief Appraiser – Kim Haralson presented Appraisal Roll Corrections & Supplements – 2019 & prior years – March 18, 2020 – June 17, 2020 for consideration. A motion to approve the Appraisal Roll Corrections & Supplements as presented was made by Dan Fenoglio, seconded by John Sickles and approved by all members present.

Taxpayer Settlements & Protests --

An Affidavit of Evidence was submitted on behalf of Jonathan & Jennifer Joyce before the Appraisal Review Board in protest of a property located in AB 940 – Block 69 Bell CSL. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$296,850 as presented was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

A protest was filed on property owned by Jonathan & Jennifer Joyce on a property located in AB 940 -- Block 76 Bell CSL. A motion made by John Sickles, seconded by Dan Fenoglio and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by John R & Constance D Little on a property located in Top O Lake Estates – Lot 48. A motion made by Dan Fenoglio, was seconded by Carol Mansel and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by Randy T & Cynthia M Oliver on a property located in AB 1115 J M Moose Survey. A motion made by Carol Mansel, seconded by John Sickles and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by Randy T & Cynthia M Oliver on a property located in AB 1471 A G Crowell Survey. A motion made by Carol Mansel, seconded by John Sickles and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by Randy T & Cynthia M Oliver on a property located in AB 1528 T J Masoner Survey. A motion made by Carol Mansel, seconded by John Sickles and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by William Payne & Angela Stolper on a property located in AB 407, Block 35, Kaufman CSL Survey (Chris Uselton SD Unit 3A Ext 10 Lot 6). A motion made by Carol Mansel, seconded by John Sickles and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by William Payne & Angela Stolper on a property located in AB 407, Block 35, Kaufman CSL Survey (Chris Uselton SD Unit 3A Ext 10 Lot 7). A motion made by Carol Mansel, seconded by John Sickles and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by Raymond R Obregon Jr. on a property located in AB 808 TE&L Co. Survey. A motion made by Carol Mansel, seconded by Dan Fenoglio and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by Roland Dale & Lorena Proctor on a property located in AB 587, Block 106, Panola CSL Survey. A motion made by Carol Mansel, seconded by John Sickles and approved by all members, determined the ARB lacks jurisdiction.

A protest was filed on property owned by Michael T & Katherine A Ryan on a property located in AB 517 MEP&P RR Co Survey. A motion made by Carol Mansel, seconded by Dan Fenoglio and approved by all members, determined the ARB lacks jurisdiction.

An Affidavit of Evidence was submitted on behalf of Clay Gann on a property located in AB 262 D Farris Survey. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$113,260 as presented was made by John Sickles, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of Andre V & Kathleen Marrou on a property located in Silver Lakes Ranch - Phase 6 – Lot 490. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$11,870 as presented was made by Dan Fenoglio, seconded by John Sickles and approved by all members.

An Affidavit of Evidence was submitted on behalf of Andre V & Kathleen Marrou on a property located in Silver Lakes Ranch - Phase 7 – Lot 559. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$5,050 as presented was made by Dan Fenoglio, seconded by John Sickles and approved by all members.

An Affidavit of Evidence was submitted on behalf of Raaj & Reethamma Krishnaiya on a property located in AB 1471 A G Crowell Survey. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$91,660 as presented was made by John Sickles, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was submitted on behalf of Raaj & Reethamma Krishnaiya on a property located

in Nocona Hills – Lots 452 & 453. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$106,900 as presented was made by Carol Mansel, seconded by John Sickles and approved by all members.

An Affidavit of Evidence was submitted on behalf of Raaj & Reethamma Krishnaiya on a property located in Nocona Hills – Lot 454. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$8,500 as presented was made by Carol Mansel, seconded by John Sickles and approved by all members.

An Affidavit of Evidence was submitted on behalf of Raaj & Reethamma Krishnaiya on a property located in Nocona Hills – Lot 455. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$500 as presented was made by Dan Fenoglio, seconded by John Sickles and approved by all members.

An Affidavit of Evidence was submitted on behalf of Phillip A & Kimberley L Moore on a property located in Silver Lakes Ranch – Phase 7 – Lot 560. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$6,360 as presented was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of Phillip A & Kimberley L Moore on a property located in Silver Lakes Ranch – Phase 7 – Lot 575. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$10,060 as presented was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of North Texas SDI Properties LP on a property located in Original Nocona – Block 19 – Lots 10-12; W/85' Lot 13; Pt of Alley. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$161,370 as presented was made by John Sickles, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of Eric & Mirielle Inman on a property located in AB 263 – H Frost Survey. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$178,520 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was submitted on behalf of With God Qualified Personal Residence Trust on a property located in AB 226 – W Edwards Survey. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$438,000 presented was made by John Sickles, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of David & Ana Andrade on a property located in Silver Lakes Ranch – Phase 7 – Lot 692. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$8,060 as presented was made by John Sickles, seconded by Dan Fenoglio and approved by all members.

A protest was filed on property owned by Scott Dean Bouline on a property located in Key's Landing - Unit 2 - Lots 4 & 5. Evidence was presented by the Montague County Tax Appraisal District staff. A motion made by Carol Mansel, seconded by Dan Fenoglio and approved by all members, determined the ARB lacks jurisdiction.

An Affidavit of Evidence was submitted on behalf of James Wayne Properties Inc on a property located in AB 233 Sec 11 ETRR Co. Svy. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$542,460 as presented was made by Carol Mansel, seconded by John Sickles and approved by all members.

A protest was filed on property owned by Colten L Sparkman & Haley A Dinsdale on a property located in AB 448 – Lybrook Svy. Evidence was presented by the Montague County Tax Appraisal District staff. A motion made by Carol Mansel, seconded by John Sickles and approved by all members, determined the ARB lacks jurisdiction.

An Affidavit of Evidence for Phone Hearing was submitted on behalf of Floyd & Dona Wall Family Revocable Trust on a property located in Barrel Springs – Lot 9. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$43,040 as presented was made by Dan Fenoglio, seconded by John Sickles and approved by all members.

Gene Brown appeared before the Appraisal Review Board in protest of a property located in AB 287 – Isaac Garner Survey. Evidence was presented by Mr. Brown and the Appraisal District staff. A motion to leave the 2020 Market Value at 263,840 and ownership name as presented was made by Dan Fenoglio, seconded by John Sickles and approved by all members.

Gene Brown appeared before the Appraisal Review Board in protest of a property located in Hillcrest SD – Block 2 – Lot 3. Evidence was presented by Mr. Brown and the Appraisal District staff. A motion to leave the 2020 Market Value at \$126,890 and ownership name as presented was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of Randy J & Kelli D Beck on a personal property Mobile Home. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$82,160 as presented was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of Bowie Hydrostatic Testing Inc. on a property located in AB 319 Hill CSI Survey – Block 82. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$261,570 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was submitted on behalf of FDG Bowie Acquisition LLC on a property located in Lots 5-7, Block 1, Hamilton & Roberts. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$1,189,530 as presented was made by John Sickles, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of FDG Bowie Acquisition LLC on a property located in Lots 8-9, Block 1, Hamilton & Roberts. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$8,950 as presented was made by John Sickles, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of Lewis Henderson on a property located in Lot 2, Scenic View. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value at \$100,880 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was submitted on behalf of Lewis Henderson on a property located in Lot 3, Scenic View. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value 106,330 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was submitted on behalf of Realtynet Advisors Inc. etal on a property located in Part of Block 1, North Park Subdivision. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value 1,158,820 as presented was made by Carol Mansel, seconded by John Sickles and approved by all members.

An Affidavit of Evidence was submitted on behalf of Kamy Real Property Trust on a property located in AB 826, Vance Survey. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value 58,910 as presented was made by Carol Mansel, seconded by John Sickles and approved by all members.

An Affidavit of Evidence was submitted on behalf of Kamy Real Property Trust on a property located in AB 249, ETRR Co. Survey. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2020 Market Value 57,750 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was submitted on behalf of Gary Z. Gardner on a 11 properties located in Cherokee Trail SD. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to correct the 2020 Market Value to Lot 1 = 36,400; Lot 2 = 36,400; Lot 3 = 36,400; Lot 4 = 38,700; Lot 5 = 54,270; Lot 6 = 54,990; Lot 7 = 53,160; Lot 8 = 53,380; Lot 9 = 53,880; Lot 10 = 53,840; Lot 11 = 50,960 was made by Dan Fenoglio, seconded by John Sickles and approved by all members.

A motion to list the following scheduled protests as failure to appear was made by Carol Mansel, seconded by John Sickles and approved by all members: Wesley & Lisa Pittman, John II & Kimberly Hall, Kent & Shawna Graves, Richard K & Diana Lynn Higgins, Jason P & Shelley Wylie, Katherine A & Michael T Ryan, Smart Concepts Inc., Rocky & Donna Stanley, Jubil & Kishore Tharayil, Johnny Gore, Jeff Metzler, Rhonda & Robert Adams, AES Drilling Fluids LLC, Brazos Electric Power Coop Inc., Enterprise Crude Pipeline LLC, Family Dollar Stores of TX, FNR USA Investment Inc., Lipscomb Auto Center, North Texas Eagles Corp., NPRTO Texas, Asif M Reza, Al D & Debra L Short Revocable Trust, Barton A Short (decd), Darrell (dec) & Janice Stockard, Warner Stone, Sigma Associates, Sunoco Pipeline LP (Ringold) PP, Targa Midstream Services LLC, Targa North Texas LP, Danny & Gloria Tedrow, Christopher & Dena Bryant, Bobbie Brashear JR / Jenifer Glover, Brammer Petroleum Co Inc., Burk Royalty Co Ltd, Cholla Petroleum Inc., James Grewing, Barbara Horton, E R (Pete) Horton Jr., Horton Family Tst Dtd 3/1/08, Lamar Energy, Kyle Lamar, Nortex Communications Co U, Reed Production Inc., Sage Natural Resources, Steven B Tettleton, V & H Oil LP, Walsh & Watts Inc..

Public Comments: None

A motion to adjourn was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.