

Montague County Tax Appraisal District

June 22, 2021

The Montague County Tax Appraisal District Appraisal Review Board met in regular session on Tuesday - June 22, 2021 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 9, 2021 meeting were presented for the consideration. A motion to approve the minutes as presented was made by Carol Mansel. Seconded by Jack Seay and approved by all members.

The following taxpayer protests were heard:

An Affidavit of Evidence for a phone hearing was submitted on behalf of Ronald & Jennifer Kutz before the Appraisal Review Board in protest of a property located in AB 1008, Underwood Survey. Mr. Kutz (evidence submitted in advance of the phone hearing) and the Montague County Tax Appraisal District staff presented evidence. Jack Seay made a motion to leave the 2021 Market Value at \$234,600. Motion was seconded by Carol Mansel and approved by all members.

Mrs. Jerry (Leta) Talley appeared before the Appraisal Review Board in protest of a property located in AB 407, Block 8, Lot 3, Kaufman CSI Survey. Evidence was presented by Mrs. Talley and the Montague County Tax Appraisal District staff. A motion to correct the 2021 Market Value to \$288,590 was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

Mrs. Jerry (Leta) Talley appeared before the Appraisal Review Board in protest of a property located in AB 407, Blk 8, Kaufman CAL -- 1.12 acres. Evidence was presented by Mrs. Talley and the Montague County Tax Appraisal District staff. Jack Seay made a motion to leave the 2021 Market Value at \$20,740 as presented. Motion was seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was submitted on behalf of North Texas SDI Properties LP in protest of a property located in Original Nocona, Block 19, Lots 10-12, W/85' Lot 13 and part of alley. Evidence was presented by the Montague County Tax Appraisal District staff. A motion to leave the 2021 Market Value at \$161,370 was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

Mariam Jean Pasarow – appointed agent on behalf of Kamy Real Property Trust, appeared before the Appraisal Review Board in protest of a property located in AB 826, Vance Survey. Evidence was presented by Ms. Pasarow and the Montague County Tax Appraisal District staff. Carol Mansel made a motion to leave the 2021 Market Value at \$115,500. Motion was seconded by Dan Fenoglio and approved by all members.

Mariam Jean Pasarow – appointed agent on behalf of Kamy Real Property Trust, appeared before the Appraisal Review Board in protest of a property located in AB 249, ETRR Co Svy., Ranch 15. Evidence was presented by Ms. Pasarow and the Montague County Tax Appraisal District staff. A motion to leave the 2021 Market Value at \$64,090 was made by Jack Seay, seconded by Carol Mansel and approved by all members.

Brandon Mark Anthony appeared before the Appraisal Review Board in protest of a property located in AB 43, D Busby Survey. Evidence was presented by Mr. Anthony and the Montague County Tax Appraisal District staff. Jack Seay made a motion to leave the 2021 Market Value at \$39,110 as presented. Carol Mansel seconded the motion and approved by all members.

Brandon Mark Anthony appeared before the Appraisal Review Board in protest of a property located in Original Nocona – Block 52, W/90' lots 4-5 & Pt of Alley (lot 6). Mr. Anthony and the Montague County Tax Appraisal District staff presented evidence. A motion to leave the 2021 Market Value at \$79,100 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

Linda Lancaster Proctor (Robert Lee Lancaster (dec'd) et al) appeared before the Appraisal Review Board in protest of a property located in AB 811, Blk 3422, T E&L Co. Survey. Evidence was presented by Mrs. Proctor and the Montague County Tax Appraisal District staff. Dan Fenoglio made a motion to leave the 2021 Market Value at \$98,950 as presented. Motion was seconded by Jack Seay and approved by all members.

Joe Arnold Veach appeared before the Appraisal Review Board in protest of a property located in AB 358, H&TC RR Co Survey. Evidence was presented by Mr. Veach and the Montague County Tax Appraisal District staff. A motion to correct the 2021 Market value to \$160,200 was made by Carol Mansel, seconded by Jack Seay and approved by all members.

David D. & Debra S. Oskins appeared before the Appraisal Review Board in protest of a property located in Meadowbrook Addition - Nocona, Block 4, Lot 22. Evidence was presented by Mr. & Mrs. Oskins and the Montague County Tax Appraisal District staff. Jack Seay made a motion to leave the 2021 Market Value at \$132,500 as presented. Motion was seconded by Carol Mansel and approved by all members.

Linda-Cheryl Skoda and representative - David Brien Baumgartner appeared before the Appraisal Review Board in protest of a property located in AB 183, Josefa Diaz Survey. Evidence was presented by Mr. Baumgartner and the Montague County Tax Appraisal District staff. A motion was made by Jack Seay to leave the 2021 Market Value at \$561,310 as presented. Motion was seconded by Carol Mansel and approved by all members.

Glen Heaton appeared before the Appraisal Review Board in protest of a property located in Quail Ridge - Tract 24. Mr. Heaton and the Montague County Tax Appraisal District staff presented evidence. Carol Mansel made a motion to leave the 2021 Market Value at \$202,780, as presented. Motion was seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was presented on behalf of Donald W. & Danita Lanning in protest of Lot 1, Block 2, Unit 1, Frontier Shores & Part of Park area between Lot 32, Blk 1 & Lot 1, Blk 2 - Frontier Shores. Evidence was presented by the Montague County Tax Appraisal staff. A motion to leave the 2021 Market Value at \$165,250 as presented, was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

Billy Willingham appeared before the Appraisal Review Board in protest of Tract 28, Quail Ridge. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$93,120 as presented. Motion was seconded by Jack Seay and approved by all members.

An Affidavit of Evidence was presented on behalf of Kechejian LLP in protest of AB 445, W Linn Svy. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$521,220 as presented. Dan Fenoglio seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of Kechejian LLP in protest of AB 585, R P Odom Svy. Evidence was presented by the Montague County Tax Appraisal District. Jack Seay made a motion to leave the 2021 Market Value at \$333,200 as presented. Dan Fenoglio seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of Kechejian LLP in protest of AB 726, J F Settle Svy. Evidence was presented by the Montague County Tax Appraisal District. Dan Fenoglio made a motion to leave the 2021 Market Value at \$49,980 as presented. Jack Seay seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of Kechejian LLP in protest of AB 835, E Wingate Svy. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$1,939,820 as presented. Dan Fenoglio seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of Kechejian LLP in protest of AB 836, E Wingate Svy. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$238,000 as presented was made by Jack Seay, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Kechejian LP in protest of AB 835, E Wingate Svy. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$14,900 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was presented on behalf of North Texas Eagles Corp in protest of Original Saint Jo – Block 16, Lot 6 & NE 40' Lot 7. Evidence was presented by the Montague County Tax Appraisal District. Jack Seay made a motion to leave the 2021 Market Value at \$71,150 as presented. Dan Fenoglio seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of North Texas Eagles Corp in protest of AB 389, J D Jennings Svy. Evidence was presented by the Montague County Tax Appraisal District. Dan Fenoglio made a motion to leave the 2021 Market Value at \$316,760 as presented. Motion was seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of North Texas Eagles Corp in protest of AB 409, A. Kitchen Svy. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$176,030 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was presented on behalf of North Texas Eagles Corp in protest of AB 785, Block 2857, TE&L Co Svy. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$478,560 as presented was made by Carol Mansel and seconded by Jack Seay. Motion was approved by all members.

An Affidavit of Evidence was presented on behalf of North Texas Eagles Corp in protest of AB 533, MEP&P RR Co Svy. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$228,330 as presented. Jack Seay seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of Asif M. Reza in protest of Part of Lots 4 & 5, Block 16, Original Saint Jo. Evidence was presented by the Montague County Tax Appraisal District. Dan Fenoglio made a motion to leave the 2021 Market Value at \$83,190 as presented. Motion was seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Danny & Gloria Tedrow in protest of Lots 5 & 6, Block 1, Oaklawn Addition. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$132,380 as presented was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Zachary S. Walling Trust in protest of Lot 7 & Part of Lot 8, Block 8, Oaklawn Addition. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$96,450 as presented was made by Carol Mansel, seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was presented on behalf of Realtynet Advisors Inc. etal in protest of Part of Block 1, North Park Subdivision. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$1,158,820 as presented. Dan Fenoglio seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of Eric & Mirielle Inman in protest of AB 263, H. Frost Survey. Evidence was presented by the Montague County Tax Appraisal District. Dan Fenoglio made a motion to leave the 2021 Market Value at \$187,490 as presented. Motion was seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Jonathan & Jennifer Joyce in protest of AB 940, Block 69, Bell CSL. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$316,390 as presented was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Danny Daniel in protest of Parkview Addn., Block 2, Lot 10. Evidence was presented by the Montague County Tax Appraisal District. Dan Fenoglio made a motion to leave the 2021 Market Value at \$125,690 as presented. Jack Seay seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of Raaj & Reethamma Krishnaiya in protest of Lots 452 & 453, Nocona Hills Subdivision. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$117,640 as presented. Dan Fenoglio seconded the motion and approved by all members.

An Affidavit of Evidence was presented on behalf of Raaj & Reethamma Krishnaiya in protest of Lot 454, Nocona Hills Subdivision. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$10,000 as presented. Motion was seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was presented on behalf of Raaj & Reethamma Krishnaiya in protest of Lot 455, Nocona Hills Subdivision. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$500 as presented. Motion was seconded by Dan Fenoglio and approved by all members.

An Affidavit of Evidence was presented on behalf of Andre V & Kathleen Marrou in protest of Lot 559, Phase 7, Silver Lakes Ranch. Evidence was presented by the Montague County Tax Appraisal District. Dan Fenoglio made a motion to leave the 2021 Market Value at \$5,050 as presented. Motion was seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Phillip A. & Kimberley L. Moore in protest of Lot 560, Phase 7, Silver Lakes Ranch. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$6,360 as presented was made by Jack Seay, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Phillip A. & Kimberley L. Moore in protest of Lot 575, Phase 7, Silver Lakes Ranch. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 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 presented on behalf of Q T Investments LLC in protest of AB 248, ETRR Co Survey. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$248,710 as presented was made by Jack Seay, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Q T Investments LLC in protest of AB 248, ETRR Co Survey. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$672,000 as presented was made by Jack Seay, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Q T Investments LLC in protest of AB 1515, J S Cuthbertson Survey. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$224,000 as presented was made by Jack Seay, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Q T Investments LLC in protest of AB 1515, J S Cuthbertson Survey. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$224,000 as presented was made by Jack Seay, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Q T Investments LLC in protest of AB 1604, S J Cuthbertson Survey. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$448,000 as presented was made by Jack Seay, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Q T Investments LLC in protest of AB 1608, H E Hodge Survey. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$448,000 as presented was made by Jack Seay, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of Marshall L & Denise L. Schoth in protest of AB 137, Alicey Crisp Survey. Evidence was presented by the Montague County Tax Appraisal District. A motion to leave the 2021 Market Value at \$40,370 as presented was made by Dan Fenoglio, seconded by Carol Mansel and approved by all members.

An Affidavit of Evidence was presented on behalf of William C. & Jacqueline E. Smith in protest of AB 262, Daniel Farris Survey. Evidence was presented by the Montague County Tax Appraisal District. Carol Mansel made a motion to leave the 2021 Market Value at \$152,650 as presented. Motion was seconded by Dan Fenoglio and approved by all members.

Carol Mansel made a motion to dismiss the following scheduled protests: William Payne & Angela Stopler (2 properties); Jerry Seward & Bridget Campbell; Colten L Sparkman & Haley A Dinsdale; JBR Land Partners LLC; MD M Reza; and Maryland Properties Inc. Motion was seconded by Dan Fenoglio and approved by all members.

Carol Mansel made a motion to reschedule the follow protests (per written requests): Asa & Lydia Moseley; Stephanie Love, and Deryl L. & Linda Sanders. Motion was seconded by Jack Seay and approved by all members.

A motion to dismiss the following scheduled protests was made by Carol Mansel – FNR USA Investments (2 properties); Daniel R & Kimberly Harmon; Circle J Land & Cattle Co LP (8 properties - Jack County); and Debra K. Bessent. Motion was seconded by Jack Seay and approved by all members.

A motion to list the following scheduled protests as failure to appear was made by Carol Mansel – North Texas Eagles Corp and Wesly C. Maness - seconded by Dan Fenoglio and approved by all members.

The following scheduled protests were listed as failure to appear – Jeremy & Amanda Rogers, Nasir & Ghizala V. Rasuli, Randy & Leslie Fear, Warner E. Stone, Enterprise Crude Pipeline LLC, Sunoco Pipeline LP (Ringold) PP, Enterprise Crude Pipeline LLC, Oneok Arbuckle North Pipeline LLC, Oneok Arbuckle Pipeline LLC, Red River Crude Oil LLC, Targa Midstream Services LLC, Targa NGL Pipeline Co LLC, Oneok Arbuckle II Pipeline LLC, Stephens & Johnson Operating Co., Brazos Electric Power Coop Inc., BW Gas & Convenience Retail LLC, Family Dollar Stores of TX, NPRTO Texas, James Wayne Properties Inc., Warner E Stone, Wise Electric Coop Inc #85, CSL Texas System LLC, Nortex Communications, Spring Cleaning Service LLC, W Douglass Distributing Ltd, Ray E Antoinette A Jones, Walsh & Watts Inc., Rock Royalty Inc., George P & Julie A Curry, Justin B Kuecher & Stephanie Faulkner, Dena Moragues Living Trust & New A Malik Inc. Motion by Carol Mansel, seconded by Jack Seay and approved by all members.

Public Comments – None

A motion to adjourn was made by Carol Mansel, seconded by Jack Seay and approved by all members present.

Secretary

Chairman