

MONTAGUE COUNTY APPRAISAL DISTRICT

ARB PROTEST SUMMARY 6/28/2024 THRU 6/28/2024

FRIDAY, JUNE 28, 2024**MEMBERS PRESENT** MELODY GILLESPIE (CHAIR), DAN FENOGLIO (MEMBER), JIM KECK (MEMBER)**OTHERS PRESENT** KIM HARALSON - CHIEF APPRAISER; TAMMIE MESSER - APPRAISER; KIRSTEN GOFF - ARB SECRETARY

CALL TO ORDER CHAIRMAN, MELODY GILLESPIE DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.
 MINUTES OF THE JUNE 27, 2024 MEETING WERE NOT AVAILABLE FOR APPROVAL. NO APPRAISAL ROLL CORRECTIONS & SUPPLEMENTS FOR YEARS 2023 AND PRIOR WERE PRESENTED.

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000008900	MCDONALD BRUCE J	MCDONALD BRUCE	AB 319, BLK 39, HILL CSL, 63X125 & 1.72 AC, (UNDIV 1/3 INT)
GEO ID: 20319.0039.0000.0100	1032 HANSON RD		
APPR BY: TM	RINGGOLD, TX 76261-5201		

Protest Number 16447	Case Number 2024-182	Hearing Time 9:00 AM
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Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES**Result of Protest** THE SUBJECT PROPERTY WAS UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD BE ADJUSTED TO REFLECT A LAND VALUE OF 10190 AND A IMPROVEMENT VALUE OF 0**Hearing Minutes** EVIDENCE: TAXPAYER PRESENTED EVIDENCE - BROUGHT PICTURES & MAP; REQUESTED \$30,000 WHICH IS FOR THE 100% OF THE PARCEL. MR. MCDONALD'S INTEREST IS 33% FOR TOTAL MARKET VALUE \$10,190

CAD PRESENTED EVIDENCE

RECOMMENDATION: LOWER VALUE TO BE CLOSE TO \$30,000 FOR THE 100% INTEREST

MOTIONS: LOWERED VALUE \$30,000 WHICH IS FOR THE 100% OF THE PARCEL. MR. MCDONALD'S INTEREST IS 33% FOR TOTAL MARKET VALUE \$10,190

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000013178	MCDONALD BRUCE J	MCDONALD BRUCE	AB 730, BLK 50, TITUS CSL (1/3 INTEREST)
GEO ID: 20730.0050.0000.0025	1032 HANSON RD		
APPR BY: TM	RINGGOLD, TX 76261-5201		

Protest Number 16614	Case Number 2024-182	Hearing Time 9:00 AM
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Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES**Result of Protest** THE PROPERTY'S MARKET VALUE IS EXCESSIVE, AND THE APPRAISAL RECORDS SHOULD BE CHANGED TO 543750 FROM THE CAD VALUE OF 587840**Hearing Minutes** EVIDENCE: CAD PRESENTED EVIDENCE
TAXPAYER PRESENTED EVIDENCE - REQUESTED \$10,177/ACRE
MOTIONS: EQUITY DISMISSED BY ARB**Protest Status** SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000013869	MCDONALD BRUCE J	MCDONALD BRUCE	AB 823, TUBBS
GEO ID: 20823.0000.0000.0025	1032 HANSON RD		
APPR BY: TM	RINGGOLD, TX 76261-5201		

Protest Number 16615	Case Number 2024-182	Hearing Time 9:00 AM
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Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES**Result of Protest** THE SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED**Hearing Minutes**

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MINUTES OF THE JUNE 27, 2024 MEETING WERE NOT AVAILABLE FOR APPROVAL. NO APPRAISAL ROLL CORRECTIONS & SUPPLEMENTS FOR YEARS 2023 AND PRIOR WERE PRESENTED.

Protest Status SETTLED ORDER DETERMINED

Property Identification

PROP ID: R000013938
GEO ID: 20826.0000.0000.0100
APPR BY: TM

Taxpayer

KAMY REAL PROPERTY TRUST
PO BOX 50593
DENTON, TX 76206-0593

Protest Contact

KAMY REAL PROPERTY TRUST

Legal Description

AB 826, VANCE

Protest Number 16579

Case Number A2024-050

Hearing Time 10:00 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, AG-USE, OPEN-SPACE OR OTHER SPECIAL APPRAISAL WAS DENIED, MODIFIED OR CANCELLED

Result of Protest THE SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification

PROP ID: R000022389
GEO ID: 20249.0000.0000.0029
APPR BY: TM

Taxpayer

KAMY REAL PROPERTY TRUST
PO BOX 50593
DENTON, TX 76206-0593

Protest Contact

KAMY REAL PROPERTY TRUST

Legal Description

AB 249, ETRR CO SURVEY, RANCH #15

Protest Number 16580

Case Number A2024-050

Hearing Time 10:00 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, AG-USE, OPEN-SPACE OR OTHER SPECIAL APPRAISAL WAS DENIED, MODIFIED OR CANCELLED

Result of Protest THE SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes

ADJOURN

A MOTION TO ADJOURN WAS MADE BY DAN FENOGLIO, SECONDED BY JIM KECK & APPROVED BY ALL MEMBERS PRESENT.



Board Chairman

JUL 11 2024

Date

Secretary

MONTAGUE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/28/2024 THRU 6/28/2024

Failure to Appear

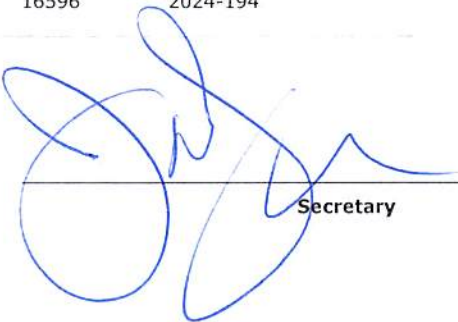
Time	Taxpayer	Prop Id	Geo Id	Appr By	Protest #	Case #
9:00 AM	PELLIZZARI JOHN NORMAN	R000009024	20319.0061.0000.0105	TM	16625	2024-214
9:00 AM	PELLIZZARI JOHN NORMAN	R000002930	10216.0001.0003.0075	RYAN	16621	2024-214
9:00 AM	RATLIFF EDWARD	R000008493	20319.0004.0059.0025	GAGE	16596	2024-194

Melody Gillespie

Board Chairman

JUL 11 2024

Date



Secretary