

2023 Sabine County Appraisal Review Board Hearings

July 5, 2023

8:45am-Birdwell Dorothy, -(Case#2023-00473 Account#R01601 Protest# 2446)

Mrs. Birdwell protest Written Affidavit, reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Birdwell provided documents stating that it needed much repairs, new piping & windows. Appraisal Sandra Helander, explained to the ARB board that this property was an FR1- with 90% depreciation on it. ARB Chairman Jerry Pickard Jr. motion to allow the appraisal district value to stand. ARB member Jesse Watson second the motion all was in favor, the motion carried.

Board decision -R01601: No change in value.

8:45am-Birdwell Dorothy, -(Case#2023-00474 Account#R72231 Protest# 2447)

Mrs. Birdwell protest Written Affidavit, reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Birdwell provided documents stating that it was very deteriorated the windows was out and no water, and it was unlivable. Appraisal Sandra Helander explained the ARB board that this property was an FR2- and was depreciated as if it was a 90-year-old home, with a 35% functional on it, 64.3% of the value was taken off of it. ARB Chairman Jerry Pickard Jr. motion to allow the appraisal district value to stand. ARB member Jesse Watson second the motion all was in favor, the motion carried. **Board decision -R72231: No change in value.**

8:45am-Birdwell Dorothy, -(Case#2023-00475 Account#R72451 Protest# 2448)

Mrs. Birdwell protest Written Affidavit, reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Birdwell provided documents stating that it was very deteriorated the windows was out and no water, and it was unlivable. Appraisal Sandra Helander, explained the ARB board that this property was an FR1 85% depreciated and a 35% function on it. ARB member Jesse Watson ARB Chairman Jerry Pickard Jr. second the motion to allow the appraisal district value to stand. all was in favor, the motion carried. **Board decision -R72451: No change in value.**

9:00 am Johnson, David C-(Case#2023-00684 Account#R116751 Protest# 2721)

Mr. Johnson reason for protest is the value is over market/value is unequal when compared with other properties. The appraisal explained to Mr. Johnson that the Schedule has changed and that his property was equal and uniform, ARB Chairman Jerry Pickard Jr. motion to allow the Appraisal District value to stand. ARB member Jesse Watson second the motion all was in favor, the motion carried. **Board decision -R116751: No change in value.**

10:30am-Rutledge Weaver -(Case#2023-00123 Account#R55701 Protest# 2050)

Mr. Rutledge reason for protest his mobile home is the value is over market/value is unequal when compared with other properties. Mr. Rutledge said his mobile home comparable were not apples to apples. Chief Appraisal Tina Ford provided comparable on and said that the mobile home has a BV3 depreciation on 1966 27%, slightly higher, land is covered. Based on their only comparable and it's a mobile home, Tina suggests the value stand. ARB Chairman Jerry Pickard Jr. motion to adjust the depreciation to 28% across the board except for the storage. ARB member Jesse Watson second the motion. all was in favor, the motion carried. **Board decision -R55701: Change from \$220,830 to \$217,780.**

The motion carried. **Board decision: R6031947: Adjusted the value of the land to \$24,680 and improvement value to \$104,160.**

11:30 am-Morvant Joanie-(Case#2023-00533 Account#129011 Protest#2508)

Mrs. Morvant reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Morvant stated to the board that they have not done any improvements to their mobile home or property, Mrs. Morvant presented photos of the condition of the home and the carport. Chief appraiser Tina Ford advised Mrs. Morvant that her classification was classed wrong and that she some issues with her property that she could depreciation to bring the value down. ARB member Jesse Watson motion to change the classification to a WD1R for the covered porch and change all class to a FR2, and change depreciation on everything across the board to 42%. ARB Chairman Jerry Pickard Jr. second the motion, all was in favor. The motion carried. **Board decision: R129011: Adjusted the value of the land to \$5,620 and improvement value to \$93,000.**

11:45 am-Rowe Timothy-(Case#2023-00420 Account#6017791 Protest#2389)

Mr. Rowe reason for protest is the value is over market/value is unequal when compared with other properties. Mr. Rowe protested the value of his log cabin. He compared his home to his neighbors with Account R6017761, but did not send any photos, to show proof. Chief appraiser Tina Ford said he has rocks on his deck and his dock was valued at \$5,058. ARB Chairman Jerry Pickard Jr. motion to change the depreciation to 12% across the board. **Board decision: R6017791: Adjusted the value of the land to \$35,080 and improvement value to \$255,840.**

12:55pm-Taylor Kenneth- Written Affidavit (Case#2023-00423 Account#48571 Protest#2392). Mr. Taylor reason for protest is the value is incorrect value. In the affidavit Mr. Taylor said he still has extensive storm damages from prior years plus added storm damage from the current storms. Appraiser Sandra Helander said that the property was gated. There was a change in the schedule, she said it was an average house, and she did not put a function on it. The appraiser said she emailed Mr. Taylor for photos but he never sent anything. The ARB board was making sure that Mr. Taylor property was equal and uniform in the same area with other property owners. ARB member Jesse Watson motion to change the land class to \$17,000 CPU to match the others and change to 16% depreciation on all structures. ARB member Jesse Watson motion to change to 16% depreciation on all t the structure. ARB Chairman Jerry Pickard Jr. second the motion, all was in favor. The motion carried. **Board decision: R48571: Adjusted the value of the land to \$199,990 and improvement value to \$353,030.**