

2023 Sabine County Appraisal Review Board Hearings

July 7, 2023

8:30am Palandro Holly Druary-(Case#2023-0000561 Account#R76061 Protest# 2536)

Mr. Palandro reason for protest is the value is over market/value is unequal when compared with other properties. Mr. Palandro stated to the board he was protesting his home, land & dock being valued at \$245,00, two central unit open space like a loft. 1900 sq. ft. overall. Appraiser Sandra Helander said she saw that an AC unit need to come off. ARB Chairman Jerry Pickard Jr. motion to remove the 3rd AC unit CAC 4 plus \$5,800. ARB member William Bailey second the motion, all was in favor, motion carried. **Board decision -R76061: Adjusted land value to \$53,890 and the improvement value to \$313,380.**

8:55am-Workman, Linda/Agent Melda Bertholde, -(Case#2023-00335 Protest# 2294)

Mrs. Bertholde reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Bertholde ask the board to reduce the property value. Chief Appraiser Tina Ford explained to Mrs. Bertholde that based upon sales the appraisal district has been within 5 to 10% range. BB4 plus to a BB4 depreciation was at 19% for a 38-year-old home. Tina recommends to take off the 15% waterfront. Mrs. Bertholde said Mrs. Workman home had flood damages, the HVAC unit was old and needed to be replaced, she said wires was hanging down, and all around the garage had flood damages & rotten. ARB member Jesse Watson motion to adjust the value to \$225,000 overall. ARB Chairman Jerry Pickard Jr. second the motion all was in favor, the motion carried.

Board decision: Adjust the property value to \$225,000 overall.

9:25am- Standfield Jerry-(Case#2023-00329 Account#R94061 Protest# 2288)

Mr. Standfield reason for protest is the value is over market/value is unequal when compared with other properties. Mr. Standfield stated to the board his property was depreciating he said the birds was getting into his boat house and breaker wall, he said the water has washed out his breakers, his walkway has bumps in it and buckled the 2x6. Mr. Standfield said he cannot afford to pay the increase of the property. He said water had damaged the structure of the boathouse. ARB member Jesse Watson motion to allow the appraisal district value to stand. ARB Chairman Jerry Pickard Jr. second the motion all was in favor, the motion carried. **Board decision -R94061: No change in value.**

10:00 am-Boston, Evelyn-(Case#2023-00388 Account#R06541 Protest# 2355)

Mrs. Boston reason for protest is the value is over market/value is unequal when compared with other properties. Chief Appraiser Tina Ford explained to Mrs. Boston that her home is a class BV 3 and already has a function on it her current value is \$79,700. **Board decision -R06541: Adjusted the land value of \$7,950 and the improvement to \$103,320.**

10:00 am-Boston, Evelyn-(Case#2023-00394 Account#R170351 Protest# 2361)

Mrs. Boston reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Boston said her roof is about 30 yrs., and that she has one bedroom 2-bath, 1-unfinished car garage, the utility room on the back no AC. A kitchen and a open room an a tiny hall to the bedroom, valued at \$109,490. Chief Appraiser Tina Ford explained to Mrs. Boston that her home is a class BV 2 plus class, the bedroom with 1 ½ bath is depreciated at 30%, adjust garage from 25% to 39% because of issues. Tina recommends a 10% function of the cracked slab. **Board decision -R170351: Adjusted the land value of \$1,400 and the improvement to \$92,110.**

10:00 am-Boston, Evelyn-(Case#2023-00389 Account#R88171 Protest# 2356)

Mrs. Boston reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Boston said she have a 2Br 1 Bath home, unfinished storage building, unfinished basement with cracks in the foundation. Appraisal Sandra Helander said that she put a function on the crack slab and the loft area. **Board decision - R88171: Adjusted the land value of \$6,200 and the improvement to \$142,890.**

10:00 am-Boston, Evelyn-(Case#2023-00393 Account#R155451 Protest# 2360)

Mrs. Boston reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Boston stated to the board that she had about 1ft of water in the basement when it rains it is unfinished, living area is 1408 square ft. **Board decision -R155451: Adjusted the land value to \$16,260 and the improvement to \$89,210.**

10:00 am-Boston, Evelyn-(Case#2023-00391 Account#R85071 Protest# 2358)

Mrs. Boston reason for protest is the value is over market/value is unequal when compared with other properties. Appraiser Whitney Byley explained that the schedule changed. **Board decision -R85071: Adjusted the land value to \$3,920 and the improvement to \$62,800.**

10:00 am-Boston, Evelyn-(Case#2023-00392 Account#85631 Protest#2359)

Mrs. Boston reason for protest is the value is over market/value is unequal when compared with other properties. Mrs. Boston stated that the house does not have central A/C the bulkhead holding in pace is deteriorating. The backyard is eroding under bulkhead into the creek is unusable. The home has window units and space heaters in the loft it has a ½ bath. Appraiser Whitney Byley said that you couldn't tell from the angle of the photos it's not a whole story from closed in. She suggests 5 to 10% function to the upstairs 2 to 5% depreciation. Mrs. Boston also said that the roads was bad. Mrs. Boston that the schedule changed. **Board decision -R85631: Adjusted the land value to \$3,420 and the improvement value to \$92,100.**

11:00 am-McDonald Jimmy-(Case#2023-00367 Account#109011 Protest#2334)

Mr. McDonald reason for protest is the value is over market/value is unequal when compared with other properties. Mr. McDonald stated to the board that his 832 square ft cabin value went up 372% this year, it went up to \$97,000 for 2003, he said there is no way he could sale that property for that amount, Mr. McDonald said the suggested amount would be \$70,000, the home is on a concrete block. The appraiser suggested to remove the 15% waterfront, flooding -3.50%. ARB member Jesse Watson motion to change the class to a FR2 plus with a 15% depreciation, 10% function and a -35% on the land for the flooding. ARB Chairman Jerry Pickard Jr. second the motion, all was in favor. The motion carried. **Board decision: R109011: Adjusted land value to \$3,780 and improvement value to \$71,080.**

11:15 am-Murff Bill-(Case#2023-00642 Account#6031947 Protest#2648)

Mr. Muff reason for protest is the value is over market/value is unequal when compared with other properties. Mr. Muff stated to the board that he has not done any improvement to his mobile home or property for the value to increase. He said the carport was built with used materials. Appraiser Sandra said the price went up on the barn from \$7.50 to \$15 per sq. ft. Sandra Helander suggested to put an additional 1% depreciation on the barn, and 15% more depreciation on the shed. The schedule was changed in 2018. ARB member Jesse Watson motion to adjust the barn to 6% depreciation and 15% depreciation on the metal shed. ARB Chairman Jerry Pickard Jr. second the motion, all was in favor.