

NOTICE OF PUBLIC HEARING

OF THE

APPRAISAL REVIEW BOARD

FOR THE

SABINE COUNTY APPRAISAL DISTRICT, TEXAS

NOTICE OF PUBLIC MEETING OF THE APPRAISAL REVIEW BOARD

NOTICE IS HEREBY GIVEN THAT A PUBLIC MEETING OF THE APPRAISAL REVIEW BOARD
OF THE SABINE COUNTY APPRAISAL DISTRICT WILL CONVENE AT

8:30 a.m. on WEDNESDAY, JUNE 18, 2025

IN THE OFFICE OF THE APPRAISAL DISTRICT

1910 WORTH ST. HEMPHILL, TX

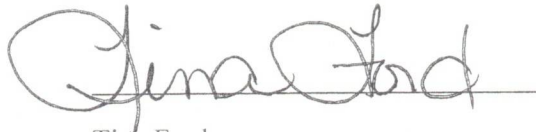
The board will hear and determine taxpayer and taxing unit appeals on all matter permitted.

TEX.PROPERTY TAX CODE 41.66

The Appraisal Review Board will be in session on other days.

Notice for which will be duly posted, until all timely filed appeals are heard and resolved.

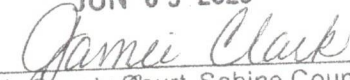
This notice is given pursuant to the Open Meetings Act, Chapter 551 Government Code.



Tina Ford
Chief Appraiser
Sabine County

FILED FOR RECORD
AT 11:08 O'CLOCK 11 M

JUN 09 2025


Clerk, County Court, Sabine County
By Billy Childers DEPUTY

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/18/2025 THRU 6/18/2025

WEDNESDAY, JUNE 18, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.
CALL TO ORDER JESSE WATSON

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P006032031	COX AUSTYN	COX AUSTYN	MH ONLY ON R68911
GEO ID: 21760-00180-30000-000000	362 CARADINE LN		
APPR BY: SH	HEMPHILL, TX 75948		

Protest Number 3800 Case Number 2025-00252 Hearing Time 8:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 0, THE APPRAISED IMPROVEMENT VALUE IS 88790, THE MARKET VALUE IS 88790

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000096211	WILBURN JOSEPH L SR	WILBURN JOSEPH L SR	HOUSE/BOAT DOCK LOT 54-0.191 AC & PART OF LOT 55-0.048 & 0.038 AC
GEO ID: 27250-10000-00054-000000	P O BOX 376		
APPR BY: SH	HITCHCOCK, TX 77563		

Protest Number 3751 Case Number 2025-00235 Hearing Time 9:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 28530, THE APPRAISED IMPROVEMENT VALUE IS 216340, THE MARKET VALUE IS 244870

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000201431	WILBURN JOSEPH L SR	WILBURN JOSEPH L SR	HOUSE & IMPROVEMENTS
GEO ID: 20090-00520-10000-000000	P O BOX 376		
APPR BY: SH	HITCHCOCK, TX 77563		

Protest Number 3749 Case Number 2025-00235 Hearing Time 9:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 13500 FROM THE CAD VALUE OF 16880
THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 112660 FROM THE CAD VALUE OF 112660

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/18/2025 THRU 6/18/2025

WEDNESDAY, JUNE 18, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.

CALL TO ORDER JESSE WATSON

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000021841	WILBURN JOSEPH L SR	WILBURN JOSEPH L SR	
GEO ID: 20090-00150-10000-000000	P O BOX 376		
APPR BY: SH	HITCHCOCK, TX 77563		

Protest Number 3753 Case Number 2025-00235 Hearing Time 9:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 0, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 107990

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000022341	WILBURN JOSEPH L SR	WILBURN JOSEPH L SR	
GEO ID: 20090-00550-00000-000000	P O BOX 376		
APPR BY: SH	HITCHCOCK, TX 77563		

Protest Number 3752 Case Number 2025-00235 Hearing Time 9:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 0, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 151500

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P006032778	MANUEL PERRY & GLYNDA	MANUEL PERRY & GLYNDA	
GEO ID: 28050-20000-00013-000001	PO BOX 2140		
APPR BY: SH	CRYSTAL BEACH, TX 77650		

Protest Number 3745 Case Number 2025-00231 Hearing Time 9:45 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 0, THE APPRAISED IMPROVEMENT VALUE IS 127010, THE MARKET VALUE IS 127010

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/18/2025 THRU 6/18/2025

WEDNESDAY, JUNE 18, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY. **PRESENT WERE ALSO** TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, SEVERAL CONTRACTED APPRAISERS.

CALL TO ORDER JESSE WATSON

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000062021	OLSEN ROBERT & LAUREN	OLSEN ROBERT & LAUREN	A 131 H T & B (BLKS 37,38,39,40,41,50,51,52, 53 & 54 IN BRONSON)
GEO ID: 21310-00100-00000-000000	1818 CRIPPLE CREEK LN PEARLAND, TX 77581		
APPR BY: CO			

Protest Number 3744 Case Number 2025-00230 Hearing Time 10:15 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 83900 FROM THE CAD VALUE OF 111860
THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 0 FROM THE CAD VALUE OF 0

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000047871	PEOPLES DOSVILLE	PEOPLES DOSVILLE	NO ACCESS
GEO ID: 20500-00270-00000-000000	1410 S GOLLD ST APT 1707 ROCKWALL, TX 75087-4648		
APPR BY: SH			

Protest Number 3743 Case Number 2025-00229 Hearing Time 10:15 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 36260, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 36260

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000085511	BONNIN BOYD S	BONNIN BOYD S	HOUSE & IMPROVEMENTS
GEO ID: 27050-00000-00111-000001	2229 SHERRY STREET ORANGE, TX 77632		
APPR BY: WB			

Protest Number 3740 Case Number 2025-00226 Hearing Time 10:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OTHER: HAVE A PROPERTY IN BEECHWOOD I; ECONOMIC FACTOR FOR BEECHWOOD I NEIGHBORHOOD IN DECLINE.

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 3550, THE APPRAISED IMPROVEMENT VALUE IS 50560, THE MARKET VALUE IS 54110

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/18/2025 THRU 6/18/2025

WEDNESDAY, JUNE 18, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.
CALL TO ORDER JESSE WATSON

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000050061	WALKER JEFFREY RITTER	WALKER JEFFREY RITTER	
GEO ID: 20530-00550-00000-000000	6023 PARKWOOD PLACE		
APPR BY: SH	SUGARLAND, TX 77479		
Protest Number	3739	Case Number	2025-00225
		Hearing Time	10:30 AM
Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES			
Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 2010, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 67450			
Hearing Minutes			

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000086461	VEILLON RANDALL L & HAYDEE D	VEILLON RANDALL L & HAYDEE D	HOUSE/IMPROVEMENTS
GEO ID: 27050-00000-00065-000001	VINCENT	VINCENT	
APPR BY: WB	440 BEECHWOOD LP		
	HEMPHILL, TX 75948		
Protest Number	3731	Case Number	2025-00219
		Hearing Time	10:45 AM
Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OTHER: DISCOUNT FOR ECONOMIC FACTOR APPLIED TO BEECHWOOD ONE			
Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 118900, THE APPRAISED IMPROVEMENT VALUE IS 187880, THE MARKET VALUE IS 306780			
Hearing Minutes			

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000033421	PRITCHARD JR LELAND & SHEILA	PRITCHARD JR LELAND & SHEILA	P6031878 LOCATED HERE
GEO ID: 20280-00610-00000-000000	3401 BLUE SPRUCE TRL		
APPR BY: SH	PEARLAND, TX 77581-7563		
Protest Number	3765	Case Number	2025-00243
		Hearing Time	11:30 AM
Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES			
Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 19420, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 19420			
Hearing Minutes			

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/18/2025 THRU 6/18/2025

WEDNESDAY, JUNE 18, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.
CALL TO ORDER JESSE WATSON

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000032881	PRITCHARD JR LELAND & SHEILA	PRITCHARD JR LELAND & SHEILA	IMPROVEMENTS
GEO ID: 20280-00120-10000-000000	3401 BLUE SPRUCE TRL		
APPR BY: SH	PEARLAND, TX 77581-7563		

Protest Number 3763 Case Number 2025-00243 Hearing Time 11:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 10000, THE APPRAISED IMPROVEMENT VALUE IS 18040, THE MARKET VALUE IS 28040

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P006031878	PRITCHARD JR LELAND & SHEILA	PRITCHARD JR LELAND & SHEILA	MH ONLY ON R32881
GEO ID: 20280-00530-10000-100000	3401 BLUE SPRUCE TRL		
APPR BY: SH	PEARLAND, TX 77581-7563		

Protest Number 3761 Case Number 2025-00243 Hearing Time 11:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 0, THE APPRAISED IMPROVEMENT VALUE IS 171200, THE MARKET VALUE IS 171200

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000033331	PRITCHARD LELAND	PRITCHARD LELAND	
GEO ID: 20280-00530-00000-000000	3401 BLUE SPRUCE TRL		
APPR BY: SH	PEARLAND, TX 77581-7563		

Protest Number 3762 Case Number 2025-00243 Hearing Time 11:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 10000, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 10000

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/18/2025 THRU 6/18/2025

WEDNESDAY, JUNE 18, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.
CALL TO ORDER JESSE WATSON

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000033341	PRITCHARD SHEILA	PRITCHARD SHEILA	
GEO ID: 20280-00540-00000-000000	3401 BLUE SPRUCE TRL		
APPR BY: SH	PEARLAND, TX 77581-7563		

Protest Number 3764 Case Number 2025-00243 Hearing Time 11:30 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 6800, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 6800

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: M005001661	CROWN CASTLE GT COMPANY LLC	CROWN CASTLE GT COMPANY LLC	SITUS: HWY 103 MILAM APPROX SW, APPROX 3200 FT SW OF, COMMUNICATION
GEO ID: M7014.450.0010.0	C/O: PMB 353		TOWER, FCC #10298531 SITE #815384
	4017 WASHINGTON RD		
	MCMURRAY, PA 15317-2520		

Protest Number 3943 Case Number 2025-00332 Hearing Time 1:30 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000169301	606 HAROLD LLC	606 HAROLD LLC	HOUSE
GEO ID: 29040-00880-00000-000000	P O BOX 573036		
APPR BY: SH	HOUSTON, TX 77257-3036		

Protest Number 3882 Case Number 2025-00314 Hearing Time 2:30 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 2000 FROM THE CAD VALUE OF 2000

THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 23000 FROM THE CAD VALUE OF 40230

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/18/2025 THRU 6/18/2025

WEDNESDAY, JUNE 18, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.
CALL TO ORDER JESSE WATSON

Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description

PROP ID: R000114631 CASAS EXPRESS LLC CASAS EXPRESS LLC

GEO ID: 27520-01000-06150-000000 P O BOX 741109

APPR BY: SH HOUSTON, TX 77274-1209

Protest Number 3502 Case Number 2025-00076 Hearing Time 2:30 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 25430, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 25430

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description

PROP ID: R000132641 CASAS EXPRESS LLC CASAS EXPRESS LLC HOUSE & IMPROVEMENTS

GEO ID: 27620-00000-00091-000000 P O BOX 741109

APPR BY: SH HOUSTON, TX 77274-1209

Protest Number 3503 Case Number 2025-00076 Hearing Time 2:30 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 5550 FROM THE CAD VALUE OF 5550

THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 94450 FROM THE CAD VALUE OF 143100

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description

PROP ID: R000010761 CASAS EXPRESS LLC CASAS EXPRESS LLC LOT HOUSE

GEO ID: 12970-00570-00000-000000 P O BOX 741109

APPR BY: SH HOUSTON, TX 77274-1209

Protest Number 3500 Case Number 2025-00076 Hearing Time 2:30 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES

Result of Protest THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 3130 FROM THE CAD VALUE OF 3130

THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 11870 FROM THE CAD VALUE OF 19370

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/18/2025 THRU 6/18/2025

WEDNESDAY, JUNE 18, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.
CALL TO ORDER JESSE WATSON

Protest Status				SETTLED ORDER DETERMINED	
Property Identification		Taxpayer		Protest Contact	Legal Description
PROP ID: R000025901		CASAS EXPRESS LLC		CASAS EXPRESS LLC	HOUSE
GEO ID: 20180-00180-00000-000000		P O BOX 741109 HOUSTON, TX 77274-1209			
APPR BY: SH					
Protest Number	3501	Case Number	2025-00076	Hearing Time	2:30 PM
Reason for Protest	VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES				
Result of Protest	THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 42000 FROM THE CAD VALUE OF 42000 THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 8000 FROM THE CAD VALUE OF 19180				
Hearing Minutes					

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
APPROP ID: R000001831	TEXAS TAX SALES RESOURCE GROUP LLC	TEXAS TAX SALES RESOURCE GROUP LLC	1 LOT HOUSE
GEO ID: 10190-01120-00000-000000	P O BOX 263 MERTI, TX 75458		
APPR BY: SH			
Protest Number	3881	Case Number	2025-00314
		Hearing Time	2:30 PM
Reason for Protest	VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES		
Result of Protest	THE APPRAISED OR MARKET VALUE OF THE SUBJECT PROPERTY IS NOT EXCESSIVE AND THE APPRAISAL RECORDS SHOULD BE NOT BE CHANGED OR SHOULD BE INCREASED. THE APPRAISED LAND VALUE IS 3100, THE APPRAISED IMPROVEMENT VALUE IS 76300, THE MARKET VALUE IS 79400		
Hearing Minutes			

Board Chairman

Date

Secretary