

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 FRIDAY, JUNE 20, 2025

IN THE OFFICE OF THE APPRAISAL DISTRICT

1910 WORTH ST. HEMPHILL, TX

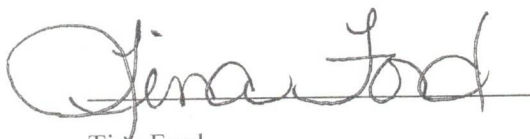
The board will hear and determine taxpayer and taxing unit appeals on all matter permitted.

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.

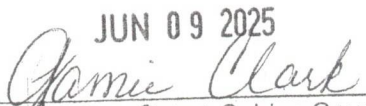
This notice is given pursuant to the Open Meetings Act, Chapter 551 Government Code.



Tina Ford
Chief Appraiser
Sabine County

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

JUN 09 2025


Clerk, County Court, Sabine County
By Betsy Childers DEPUTY

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/20/2025 THRU 6/20/2025

FRIDAY, JUNE 20, 2025

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

CALL TO ORDER JERRY PICKARD

Protest Status SETTLED ORDER DETERMINED
Property Identification Taxpayer Protest Contact Legal Description
PROP ID: R000043621 ADERHOLD JOHN B & PEGGY J RL T ADERHOLD JOHN B & PEGGY J RL T
GEO ID: 20470-00020-00000- PO BOX 2009
000000 COPELL, TX 75019
APPR BY: SH
Protest Number 3553 Case Number 2025-00104 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED
Hearing Minutes

Protest Status SETTLED ORDER DETERMINED
Property Identification Taxpayer Protest Contact Legal Description
PROP ID: R000093271 HEITMAN CHRISTOPHER G HEITMAN CHRISTOPHER G HOUSE/GARAGE/DECK
GEO ID: 27180-00000-00005- C/O GILL DENSON & COMPANY LLC
000001 PO BOX 99
APPR BY: SH MILAM, TX 75959
Protest Number 3551 Case Number 2025-00104 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED
Hearing Minutes

Protest Status SETTLED ORDER DETERMINED
Property Identification Taxpayer Protest Contact Legal Description
PROP ID: R000202271 POWELL JIMMY D & ROSE POWELL JIMMY D & ROSE
GEO ID: 30100-00100-00000- 266 EAGLE POINT LN
000000 HEMPHILL, TX 75948
APPR BY: SH
Protest Number 3546 Case Number 2025-00104 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED
Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/20/2025 THRU 6/20/2025

FRIDAY, JUNE 20, 2025

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CALL TO ORDER JERRY PICKARD

Protest Status SETTLED ORDER DETERMINED
Property Identification Taxpayer Protest Contact Legal Description
PROP ID: R000202281 POWELL JIMMY D & ROSE POWELL JIMMY D & ROSE HOUSE/IMPROVEMENTS
GEO ID: 30100-00110-00000- 266 EAGLE POINT LN
000000 HEMPHILL, TX 75948
APPR BY: SH

Protest Number 3545 Case Number 2025-00104 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED
Property Identification Taxpayer Protest Contact Legal Description
PROP ID: R000156631 TUCKER GREGORY T & ELIZABETH TUCKER GREGORY T & ELIZABETH MOBILE HOME & IMPROVEMENTS
GEO ID: 27950-20000-00096- C/O GILL, DENSON & COMPANY LLC
000000 19603 EMBER SKY CT
APPR BY: SH HOUSTON, TX 77094

Protest Number 3549 Case Number 2025-00104 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED
Property Identification Taxpayer Protest Contact Legal Description
PROP ID: P000185191 PINELAND AHC LLC PINELAND AHC LLC MOBILE HOME LOCATED AT R29071
GEO ID: 20190-01170-10000- 17424 WEST GRAND PARKWAY
000021 SOUTH #180
APPR BY: SH SUGAR LAND, TX 77479

Protest Number 3556 Case Number 2025-00107 Hearing Time 8:45 AM

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

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/20/2025 THRU 6/20/2025

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CALL TO ORDER JERRY PICKARD

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P000213631	PINELAND AHC LLC	PINELAND AHC LLC	MOBILE HOME-(LOCATED R29071 LOT 1)
GEO ID: 20190-01170-10000-000001	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		
Protest Number	3557	Case Number	2025-00107
		Hearing Time	8:45 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 15450, THE MARKET VALUE IS 15450		
Hearing Minutes			

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P000220091	PINELAND AHC LLC	PINELAND AHC LLC	MOBILE HOME- LOCATED ON R29071
GEO ID: 20190-01170-10000-000020	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		
Protest Number	3558	Case Number	2025-00107
		Hearing Time	8:45 AM
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			

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P000220101	PINELAND AHC LLC	PINELAND AHC LLC	MOBILE HOME- LOCATED ON R29071 LOT 10
GEO ID: 20190-01170-10000-000010	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		
Protest Number	3559	Case Number	2025-00107
		Hearing Time	8:45 AM
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			

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/20/2025 THRU 6/20/2025

FRIDAY, JUNE 20, 2025

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OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.

CALL TO ORDER JERRY PICKARD

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P000227021	PINELAND AHC LLC	PINELAND AHC LLC	MOBILE HOME LOCATED ON R29071
GEO ID: 20190-01170-10000-000019	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		
Protest Number	3560	Case Number	2025-00107
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			

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P000231431	PINELAND AHC LLC	PINELAND AHC LLC	MOBILE HOME AT JJ'S MOBIL HOME PARK R29071
GEO ID: 20190-01170-10000-000009	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		
Protest Number	3561	Case Number	2025-00107
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			

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P000242131	PINELAND AHC LLC	PINELAND AHC LLC	MOBILE HOME ON R29071 LOT 3
GEO ID: 20190-01170-10000-000003	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		
Protest Number	3562	Case Number	2025-00107
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			

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/20/2025 THRU 6/20/2025

FRIDAY, JUNE 20, 2025

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OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTACTED APPRAISERS.

CALL TO ORDER JERRY PICKARD

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P000242941	PINELAND AHC LLC	PINELAND AHC LLC	MOBILE HOME ONLY LOCATED ON R29071 LOT 8
GEO ID: 20190-01170-10000-000008	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		
Protest Number	3563	Case Number	2025-00107
		Hearing Time	8:45 AM
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			

Protest Status				SETTLED ORDER DETERMINED	
Property Identification		Taxpayer		Protest Contact	
PROP ID: P006031997		PINELAND AHC LLC		PINELAND AHC LLC	
GEO ID: 20190-01170-10000-000026		17424 WEST GRAND PARKWAY SOUTH #180		MH ON R29071 LOT 26	
APPR BY: SH		SUGAR LAND, TX 77479			
Protest Number	3564	Case Number	2025-00107	Hearing Time	8:45 AM
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 0 FROM THE CAD VALUE OF 0				
Hearing Minutes					

Protest Status				SETTLED ORDER DETERMINED			
Property Identification		Taxpayer		Protest Contact		Legal Description	
PPROP ID: P006032743		PINELAND AHC LLC		PINELAND AHC LLC		MOBILE HOME LOCATED ON R29071	
GEO ID: 20190-00650-00000-000015		17424 WEST GRAND PARKWAY SOUTH #180					
APPR BY: SH		SUGAR LAND, TX 77479					
Protest Number	3720	Case Number	2025-00107	Hearing Time	8:45 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 45970, THE MARKET VALUE IS 45970						
Hearing Minutes							

FRIDAY, JUNE 20, 2025

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

CALL TO ORDER JERRY PICKARD

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000028571	PINELAND AHC LLC	PINELAND AHC LLC	RENT HOUSE
GEO ID: 20190-00650-00000-000000	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		

Protest Number 3565 Case Number 2025-00107 Hearing Time 8:45 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 5000, THE APPRAISED IMPROVEMENT VALUE IS 75310, THE MARKET VALUE IS 80310

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000029071	PINELAND AHC LLC	PINELAND AHC LLC	STORAGE UNITS P6032743, P6031997 LOCATED HERE
GEO ID: 20190-01170-10000-000000	17424 WEST GRAND PARKWAY SOUTH #180		
APPR BY: SH	SUGAR LAND, TX 77479		

Protest Number 3566 Case Number 2025-00107 Hearing Time 8:45 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 244840, THE APPRAISED IMPROVEMENT VALUE IS 130190, THE MARKET VALUE IS 375030

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000239141	4 T INVESTMENTS LLC	4 T INVESTMENTS LLC	HOUSE & METAL BUILDING
GEO ID: 20360-10780-10000-000000	8937 5TH ST BEAUMONT, TX 77705		
APPR BY: SH			

Protest Number 3639 Case Number 2025-00149 Hearing Time 9:00 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 55000, THE APPRAISED IMPROVEMENT VALUE IS 1675900, THE MARKET VALUE IS 1730900

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/20/2025 THRU 6/20/2025

FRIDAY, JUNE 20, 2025

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

CALL TO ORDER JERRY PICKARD

Protest Status	SETTLED ORDER DETERMINED	
Property Identification	Taxpayer	Protest Contact
PROP ID: R006024591		FOWLER WANDA MCKEE
GEO ID: 20510-00260-10000-000000		4609 PIN OAK LANE
		BELLAIRE, TX 77401
APPR BY: SH		

Protest Number 3613 Case Number 2025-00131 Hearing Time 10:45 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, CHANGE IN USE OF LAND APPRAISED AS AG-USE, OPEN-SPACE OR TIMBER LAND

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	Taxpayer	Protest Contact
PROP ID: R000035101		EAGLE JAMES DARREN
GEO ID: 20340-00550-00000-000000		6706 CHURCHILL WAY
		DALLAS, TX 75230-1939
APPR BY: SH		

Protest Number 3607 Case Number 2025-00130 Hearing Time 11:00 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 68440, THE APPRAISED IMPROVEMENT VALUE IS 235510, THE MARKET VALUE IS 303950

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED	
Property Identification	Taxpayer	Protest Contact
PROP ID: R000034551		EARLY BIRD PROPERTY MANAGEMENT
GEO ID: 20340-00050-00000-000000		LLC
		6706 CHURCHILL WAY
APPR BY: SH		DALLAS, TX 75230-1939

Protest Number 3608 Case Number 2025-00130 Hearing Time 11:00 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 336440, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 336440

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/20/2025 THRU 6/20/2025

FRIDAY, JUNE 20, 2025

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OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, PRESENT WERE ALSO TINA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.

CALL TO ORDER JERRY PICKARD

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000226511	LEGACIES HEMPHILL PROPERTIES LLC	LEGACIES HEMPHILL PROPERTIES LLC	A 75 J C BOYD BUILDING
GEO ID: 20750-00170-20000-000000	C/O: TIFFANI BRADBERRY		
APPR BY: SH	355 FM 83 W HEMPHILL, TX 75948		

Protest Number 3495 Case Number 2025-00071 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 50990, THE APPRAISED IMPROVEMENT VALUE IS 4321020, THE MARKET VALUE IS 4372010

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000011441	STORE MASTER FUNDING X LLC	STORE MASTER FUNDING X LLC	BUILDINGS
GEO ID: 13380-00110-00000-000000	C/O: POPP HUTCHESON PLLC ATTN: STEVEN DANIELSON 1301 S MOPAC SUITE 430 AUSTIN, TX 78746		
APPR BY: SH			

Protest Number 3494 Case Number 2025-00071 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 36170, THE APPRAISED IMPROVEMENT VALUE IS 251710, THE MARKET VALUE IS 287880

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R006031952	JARRELL MICHAEL W	JARRELL MICHAEL W	HOUSE & IMPROVEMENTS - UND 1/2 INT TO RUSSELL A JARRELL
GEO ID: 27640-10000-00083-000000	21734 E KNOX PORTER, TX 77365		
APPR BY: WB			

Protest Number 3828 Case Number 2025-00280 Hearing Time 11:45 AM

Reason for Protest PROPERTY DESCRIPTION IS INCORRECT, OTHER: MOBILE HOME AND GARAGE DAMAGED DUE TO TREE FALLING DURING STORMS

Result of Protest THE PROPERTY'S MARKET VALUE IS EXCESSIVE, AND THE APPRAISAL RECORDS SHOULD BE CHANGED TO 0 FROM THE CAD VALUE OF 0

Hearing Minutes

FRIDAY, JUNE 20, 2025

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

CALL TO ORDER JERRY PICKARD

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000133741	JARRELL RUSSELL A	JARRELL RUSSELL A	HOUSE & IMPROVEMENTS -ND 1/2 INT TO MICHAEL W JARRELL
GEO ID: 27640-10000-00083-100000	22324 E WALLIS PORTER, TX 77365		
APPR BY: WB			

Protest Number 3824 Case Number 2025-00276 Hearing Time 11:45 AM

Reason for Protest PROPERTY DESCRIPTION IS INCORRECT, OTHER: MOBILE MOBILE HOME AND GARAGE IS DAMAGED DUE TO TREE FALLING THROUGH ROOF DURING STORMS

Result of Protest THE SUBJECT PROPERTY WAS UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD BE ADJUSTED TO REFLECT A LAND VALUE OF 0 AND A IMPROVEMENT VALUE OF 0

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000086141	GUIDRY DAVID ANDREW & PAMELA	GUIDRY DAVID ANDREW & PAMELA	HOUSE & IMPROVEMENTS
GEO ID: 27050-00000-00220-000001	5303 OAKSHADOW ORANGE, TX 77630		
APPR BY: WB			

Protest Number 3816 Case Number 2025-00272 Hearing Time 1:30 PM

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 SUBJECT PROPERTY WAS UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD BE ADJUSTED TO REFLECT A LAND VALUE OF 0 AND A IMPROVEMENT VALUE OF 0

Hearing Minutes

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000087161	GUIDRY DAVID ANDREW & PAMELA	GUIDRY DAVID ANDREW & PAMELA	HOUSE & IMPROVEMENTS
GEO ID: 27050-00000-00218-000001	5303 OAKSHADOW ORANGE, TX 77630		
APPR BY: WB			

Protest Number 3820 Case Number 2025-00272 Hearing Time 1:30 PM

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 SUBJECT PROPERTY WAS UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD BE ADJUSTED TO REFLECT A LAND VALUE OF 0 AND A IMPROVEMENT VALUE OF 0

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/20/2025 THRU 6/20/2025

FRIDAY, JUNE 20, 2025

MEMBERS PRESENT JERRY PICKER SERVED AS CHAIRMAN. PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, PRESENT WERE ALSO TIMA FORD (CHIEF APPRAISER/RPA), YVETTE HOLMAN (ARB COORDINATOR), AND SEVERAL CONTRACTED APPRAISERS.

CALL TO ORDER JERRY PICKARD

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000238971	LOVE MICHAEL	LOVE MICHAEL	HOUSE/IMPROVEMENTS
GEO ID: 24990-00010-60000-000000	228 LOVE LN BRONSON, TX 75930		
APPR BY: SH			

Protest Number 3827 Case Number 2025-00279 Hearing Time 1:30 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, EXEMPTION WAS DENIED, MODIFIED OR CANCELLED, OTHER: HOMESTEAD SAVINGS DECREASED TO -114,430

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	Taxpayer	Protest Contact	Legal Description
PROP ID: R000087821	COOPER TRENT A	COOPER TRENT A	METAL BLDG / SHED
GEO ID: 27060-00000-00046-000002	9185 PARKWOOD DR ORANGE, TX 77630-0109		
APPR BY: SH			

Protest Number 3748 Case Number 2025-00234 Hearing Time 1:45 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OTHER: ROAD IN & OUT NOT USEABLE

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	Taxpayer	Protest Contact	Legal Description
PROP ID: R000043651	ARNOLD HALEY	ARNOLD HALEY	HOUSE & IMPROVEMENTS
GEO ID: 20470-00050-00000-000000	403 JEANETTE DR BRIDGE CITY, TX 77611-3742		
APPR BY: SH			

Protest Number 3488 Case Number 2025-00067 Hearing Time 2:00 PM

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

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CALL TO ORDER JERRY PICKARD

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000167881	CUNNINGHAM CLYDE & PATRICIA	CUNNINGHAM CLYDE & PATRICIA	HOUSE
GEO ID: 19000-00250-00000-000000	PO BOX 297		
APPR BY: SH	PINELAND, TX 75968-0928		

Protest Number 3832 Case Number 2025-00284 Hearing Time 2:15 PM

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

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Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: P006031889	HAGGARD BEVERLY S & JAMES A	HAGGARD BEVERLY S & JAMES A	MH ONLY ON R166831
GEO ID: 28380-00000-00011-100000	P O BOX 780		
APPR BY: SH	ORANGE, TX 77631-0780		

Protest Number 3813 Case Number 2025-00265 Hearing Time 2:30 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OTHER: 77000

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	Taxpayer	Protest Contact	Legal Description
PROP ID: R000102041	BINGHAM ANTHONY	BINGHAM ANTHONY	HOUSE & STG BLDGS
GEO ID: 27400-00000-00005-000000	2140 HUEY DR		
APPR BY: SH	ORANGE, TX 77632		

Protest Number 3822 Case Number 2025-00274 Hearing Time 2:45 PM

Reason for Protest OTHER: PROPERTY HAS BEEN GUTTED AN UNLIVABLE FOR 6 YEARS, NO WATER TO TRAILER, NO WALLS INSIDE

Result of Protest THE SUBJECT PROPERTY WAS UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD BE ADJUSTED TO REFLECT A LAND VALUE OF 0 AND A IMPROVEMENT VALUE OF 0

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CALL TO ORDER JERRY PICKARD

Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description

PROP ID: R000103021 BERTRAND CHRISTINE BERTRAND CHRISTINE HOUSE/IMPROVEMENTS

GEO ID: 27450-00000-00015-106 SABINE CIR

000000 HEMPHILL, TX 75948-9417

APPR BY: WB

Protest Number 3851 Case Number 2025-00288 Hearing Time 3:15 PM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, EXEMPTION WAS DENIED, MODIFIED OR CANCELLED

Result of Protest THE SUBJECT PROPERTY WAS UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD BE ADJUSTED TO REFLECT A LAND VALUE OF 0 AND A IMPROVEMENT VALUE OF 0

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description

PROP ID: P006032369 HOLMES MARK W & KELLIE J HOLMES MARK W & KELLIE J MOBILE HOME LOCATED ON R133231

GEO ID: 27640-10000-00019-3143 GALEWOOD LANE

100000 PORT NECHES, TX 77651

APPR BY: SH

Protest Number 3853 Case Number 2025-00291 Hearing Time 3:45 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 0 FROM THE CAD VALUE OF 0

THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 165400 FROM THE CAD VALUE OF 167150

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description

PROP ID: R000133231 HOLMES MARK W & KELLIE J HOLMES MARK W & KELLIE J IMPROVEMENTS/P6032369 LOCATED HERE

GEO ID: 27640-10000-00019-3143 GALEWOOD LANE

000000 PORT NECHES, TX 77651

APPR BY: SH

Protest Number 3854 Case Number 2025-00291 Hearing Time 3:45 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 108480 FROM THE CAD VALUE OF 135600

THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 16310 FROM THE CAD VALUE OF 17150

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Board Chairman

Date

Secretary