

# MONTAGUE COUNTY APPRAISAL DISTRICT ARB PROTEST SUMMARY 6/30/2022 THRU 6/30/2022

## THURSDAY, JUNE 30, 2022

**MEMBERS PRESENT** CAROL MANSEL (CHAIR); DAN FENOGLIO (MEMBER); JACK SEAY (MEMBER)  
**MEMBERS ABSENT** MELODY GILLESPIE (ALTERNATE)  
**OTHERS PRESENT** KIM HARALSON - CHIEF APPRAISER; TAMMIE MESSER - APPRAISER; KIRSTEN GOFF - ARB SECRETARY  
**CALL TO ORDER** CAROL MANSEL DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.  
 MINUTES OF THE JUNE 21, 2022 MEETING WERE PRESENTED FOR CONSIDERATION. A MOTION TO APPROVE THE MINUTES AS PRESENTED WAS MADE BY JACK SEAY, SECONDED BY DAN FENOGLIO AND APPROVED BY ALL MEMBERS PRESENT.

APPAISAL ROLL CORRECTIONS & SUPPLEMENTS JUNE 21, 2022 WERE PRESENTED FOR CONSIDERATION. MOTION WAS MADE BY JACK SEAY, SECONDED BY DAN FENOGLIO AND WAS APPROVED BY ALL MEMBERS.

### Protest Status: SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000004951	NORTH TEXAS EAGLES CORP	NORTH TEXAS EAGLES CORP	LOT 6 & NE 40 OF LOT 7, BLK 16, ORIGINAL SAINT JO, **GAS STATION**
GEO ID: 10500.0016.0006.0025	6603 SMOKETREE TRL		
APPR BY: TM	DENTON, TX 76208-7369		
Protest Number	Case Number	Hearing Time	
10063	A-2022-12	9:00 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	EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT - OPV 60,000 CAD PRESENTED EVIDENCE RECOMMENDATION: VALUE UNCHANGED EQUITABLE IN VALUE MOTIONS: VALUE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED EQUITY - CAROL MANSEL MOTIONED; JACK SEAY SECONDED		

### Protest Status: SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000009741	NORTH TEXAS EAGLES CORP	NORTH TEXAS EAGLES CORP	AB 389, J D JENNINGS, *THE ARROW*
GEO ID: 20389.0000.0226.0000	6603 SMOKETREE TRL		
APPR BY: TM	DENTON, TX 76208-7369		
Protest Number	Case Number	Hearing Time	
10061	A-2022-12	9:00 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	TESTIMONY: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT; OPV - 250,000 CAD SUBMITTED EVIDENCE RECOMMENDATION: VALUE UNCHANGED NOT UNEQUALLY APPRAISED MOTIONS: VALUE - CAROL MANSEL MOTIONED; DAN FENOGLIO SECONDED EQUITY - CAROL MOTIONED; JACK SEAY SECONDED		

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**CALL TO ORDER** CAROL MANSEL DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.

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### Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000010310	NORTH TEXAS EAGLES CORP	NORTH TEXAS EAGLES CORP	AB 409, ALEXANDER KITCHEN SURVEY
GEO ID: 20409.0000.082E.0375	6603 SMOKETREE TRL		
APPR BY: TM	DENTON, TX 76208-7369		
Protest Number	Case Number	Hearing Time	
10065	A-2022-12	9:00 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	EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT - OPV \$125,000 CAD PRESENTED EVIDENCE RECOMMENDATION: VALUE UNCHANGED VALUE EQUITABLE MOTIONS: VALUE - JACK SEAY MOTIONED; CAROL MANSEL SECONDED EQUITABLE - CAROL MANSEL MOTIONED; JACK SEAY MOTIONED		

### Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000013676	NORTH TEXAS EAGLES CORP	NORTH TEXAS EAGLES CORP	AB 785, BLK 2857, TE&L CO SURVEY
GEO ID: 20785.2857.0000.0450	6603 SMOKETREE TRL		
APPR BY: TJM	DENTON, TX 76208-7369		
Protest Number	Case Number	Hearing Time	
10064	A-2022-12	9:00 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	EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT - OPV \$350,000 CAD PRESENTED EVIDENCE RECOMMENDATION: VALUE UNCHANGED APPRAISAL NOT UNEQUAL MOTIONS: APPRAISED VALUE UNCHANGED - CAROL MANSEL MOTION; DAN FENOGLIO SECONDED VALUE WAS NOT UNEQUALLY APPRAISED - CAROL MANSEL MOTION; JACK SEAY SECONDED		

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**MEMBERS ABSENT** FLODY GILLESPIE (ALTERNATE)  
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**CALL TO ORDER** CAROL MANSEL DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.

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### Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000016228	NORTH TEXAS EAGLES CORP	NORTH TEXAS EAGLES CORP	AB 533, MEP & P RR CO SURVEY
GEO ID: 20533.0000.0000.0000	6603 SMOKETREE TRL		
APPR BY: TJM	DENTON, TX 76208-7369		

Protest Number 10060 Case Number A-2022-12 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes  
 EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT - OPV \$180,000  
 CAD PRESENTED EVIDENCE  
 RECOMMENDATION: VALUE UNCHANGED  
 APPRAISAL NOT UNEQUAL

MOTIONS: APPRAISED VALUE UNCHANGED - JACK SEAY MOTION; DAN FENOGLIO SECOND  
 VALUE WAS NOT UNEQUALLY APPRAISED - CAROL MANSEL MOTION; JACK SEAY SECOND

### Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000004950	REZA ASIF M	REZA ASIF M	PART OF LOTS 4 & 5, BLK 16, ORIGINAL SAINT JO
GEO ID: 10500.0016.0004.0025	6603 SMOKETREE TRL		
APPR BY: TM	DENTON, TX 76208-7369		

Protest Number 10046 Case Number A-2022-12 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes  
 EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT; OPV - 60,000  
 CAD SUBMITTED EVIDENCE  
 RECOMMENDATION: VALUE UNCHANGED  
 APPRAISED EQUITY NOT UNEQUALLY APPRAISED

MOTIONS: VALUE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED  
 EQUITY - CAROL MANSEL MOTIONED; DAN FENOGLIO SECONDED

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#### Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R0000011659	REZA MD M	REZA MD M	AB 533, MEP&P RR CO
GEO ID: 20533.0000.0000.0430	6603 SMOKETREE TRL		
APPR BY: TJM	DENTON, TX 76208-7369		

Protest Number 10059 Case Number A-2022-12 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes  
 EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT; OPV - 35,000  
 CAD SUBMITTED EVIDENCE  
 RECOMMENDATION: VALUE UNCHANGED  
 APPRAISED EQUITY NOT UNEQUALLY APPRAISED  
 MOTIONS: VALUE - DAN FENOGLIO MOTIONED; CAROL MANSEL SECONDED  
 EQUITY - JACK SEAY MOTIONED; CAROL MANSEL SECONDED

#### Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000006897	BUTLER WILLIAM M & MARCELLA N	BUTLER WILLIAM M & MARCELLA N	AB 122, BLK 17, CALHOUN CSL SURVEY
GEO ID: 20122.0017.0000.0030	3855 CATHOLIC CEMETERY RD		
APPR BY: TM	MONTAGUE, TX 76251		

Protest Number 10760 Case Number 2022-0003 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes  
 EVIDENCE: HOMEOWNER PRESENTED EVIDENCE  
 CAD PRESENTED EVIDENCE  
 RECOMMENDATION: ADJUST VALUE ON WELLHOUSE; HOMESTEAD ON SHOP  
 MOTIONS: VALUE - JACK SEAY MOTIONED; CAROL MANSEL SECONDED; APPROVED BY ALL  
 EQUITABLE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; APPROVED BY ALL

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**MEMBERS ABSENT**  
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CAROL MANSEL (CHAIR); DAN FENOGLIO (MEMBER); JACK SEAY (MEMBER)  
MELODY GILLESPIE (ALTERNATE)  
KIM HARALSON - CHIEF APPRAISER; TAMMIE MESSER - APPRAISER; KIRSTEN GOFF - ARB SECRETARY  
CAROL MANSEL DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.

### CALL TO ORDER

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### Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description  
PROP ID: R000008635 RIA INVESTMENT INC RIA INVESTMENT INC AB 319, BLK 11, HILL CSL SURVEY (INCOME MODIFIED)  
GEO ID: 20319.0011.0000.0625 1116 SAVOY LANE  
APPR BY: TJM SOUTHLAKE, TX 76092

Protest Number 10329 Case Number A-2022-23 Hearing Time 10:00 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  
EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT  
CAD PRESENTED EVIDENCE  
RECOMMENDATION: UNCHANGED VALUE  
APPRAISED VALUE EQUITABLE

MOTIONS: VALUE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; ALL APPROVED  
EQUITABLE - CAROL MANSEL MOTIONED; DAN FENOGLIO SECONDED; ALL APPROVED

### Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description  
PROP ID: R000001965 WALLING ZACHARY S TRUST WALLING ZACHARY S TRUST LOT 7 & PT 8, BLK 8, OAKLAWN  
GEO ID: 10144.0008.0007.0000 CADENCE BANK NA TRUSTEE  
APPR BY: TJM 5950 SHERRY LANE #540  
DALLAS, TX 75225

Protest Number 10383 Case Number A-2022-29 Hearing Time 11:15 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  
EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY AGENT - OPV \$100,000  
CAD PRESENTED EVIDENCE  
RECOMMENDATION: VALUE UNCHANGED  
APPRAISAL EQUITABLE

MOTIONS: VALUE - CAROL MANSEL MOTIONED; DAN FENOGLIO SECONDED; ALL APPROVED  
EQUITABLE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; ALL APPROVED

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**CALL TO ORDER** CAROL MANSEL DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.

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### Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description  
 PROP ID: R000001849 RODRIGUEZ MONICA RODRIGUEZ MONICA LOT 2, BLK 4, NORTH PARK S/D  
 GEO ID: 10140.0004.0002.0003 1504 LINDA STREET  
 APPR BY: TJM BOWIE, TX 76230

Protest Number 10768 Case Number 2022-0008 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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED

Hearing Minutes EVIDENCE: EVIDENCE PRESENTED BY OWNER

CAD PRESENTED EVIDENCE

RECOMMENDATION: VALUE - IMPROVEMENT DEPRECIATION 15%

EQUALITY - NO CHANGE

MOTIONS: VALUE - JACK SEAY MOTIONED; CAROL MANSEL SECONDED; ALL APPROVED

EQUALITY - DAN FENOGLIO MOTIONED; JACK SEAY SECONDED; ALL APPROVED

### Protest Status SETTLED ORDER DETERMINED

Property Identification Taxpayer Protest Contact Legal Description  
 PROP ID: R000023048 LAMB KYLE C & CHRISTINA LAMB KYLE C & CHRISTINA LOT 525; PHASE 7; SILVER LAKES RANCH  
 GEO ID: 32225.0007.0525.0000 507 CREEKSIDE DR  
 APPR BY: TJM BOWIE, TX 76230

Protest Number 9515 Case Number 2022-0012 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 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 VALUE IS 0, THE MARKET VALUE IS 263460

Hearing Minutes EVIDENCE: EVIDENCE PRESENTED BY HOMEOWNER

CAD PRESENTED EVIDENCE

RECOMMENDATION: VALUE - UNCHANGED

MOTIONS: VALUE - JACK SEAY MOTIONED; CAROL MANSEL SECONDED



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### 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 10778	Case Number 2022-0015	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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED		
Hearing Minutes	EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED - OPV \$3000/ACRE CAD PRESENTED EVIDENCE RECOMMENDATION: VALUE UNCHANGED APPRaisal EQUITABLE MOTIONS: VALUE - CAROL MANSEL MOTIONED; DAN FENOGLIO SECONDED; ALL APPROVED EQUITABLE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; ALL APPROVED		

### 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 10779	Case Number 2022-0015	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 SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED		
Hearing Minutes	EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED CAD SUBMITTED EVIDENCE RECOMMENDATION: NO CHANGE TO VALUE APPRaisal EQUITABLE MOTIONS: VALUE - CAROL MANSEL MOTIONED; DAN FENOGLIO SECONDED; APPROVED BY ALL EQUITABLE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; APPROVED BY ALL		

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CAROL MANSEL DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.

**CALL TO ORDER**

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**Protest Status** SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000021359	RICHARDSON JOHNNY	RICHARDSON JOHNNY	LOT 2, HOWCO
GEO ID: 55016.0000.0002.0000	308 BROAD ST		
APPR BY: TM	MOCONA, TX 76255-2605		

Protest Number	10781	Case Number	2022-0017	Hearing Time	3:00 PM
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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: EVIDENCE: EVIDENCE SUBMITTED BY OWNER

CAD PRESENTED EVIDENCE

RECOMMENDATION: RECOMMENDED 25% INCREASE FROM 2021 VALUATION FOR PROPERTY AND IMPROVEMENT VALUES  
MOTIONS: VALUE CHANGE - JACK SEAY MOTIONED; CAROL MANSEL SECONDED; APPROVED BY ALL  
EQUITABLE APPRAISAL - JACK SEAY MOTIONED; CAROL MANSEL SECONDED; APPROVED BY ALL

**Protest Status** SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000023180	FALLIS SAM H & JEANNIE	FALLIS SAM H & DELORES J	LOT 657R (REPLAT LOT 657-658), PHASE 7, SILVER LAKES RANCH
GEO ID: 32225.0007.657R.0000	97 SILVER LEAF DR		
APPR BY: TJM	SUNSET, TX 76270		

Protest Number	11392	Case Number	2022-0020	Hearing Time	3:45 PM
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Reason for Protest: OTHER: WILL TURN 65 IN OCT. FIXED INCOME, NOT WORKING

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

Hearing Minutes: EVIDENCE: OWNER PRESENTED EVIDENCE

CAD PRESENTED EVIDENCE

RECOMMENDATION: LINK 2 PROPERTIES TOGETHER FOR HOMESTEAD PURPOSES  
PROPOSE 2% DEPRECIATION  
MOTIONS: VALUE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; APPROVED BY ALL  
EQUITABLE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; APPROVED BY ALL



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**MEMBERS ABSENT** MELODY GILLESPIE (ALTERNATE)  
**OTHERS PRESENT** KIM HARALSON - CHIEF APPRAISER; TAMMIE MESSER - APPRAISER; KIRSTEN GOFF - ARB SECRETARY

**CALL TO ORDER** CAROL MANSEL DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.

MINUTES OF THE JUNE 21, 2022 MEETING WERE PRESENTED FOR CONSIDERATION. A MOTION TO APPROVE THE MINUTES AS PRESENTED WAS MADE BY JACK SEAY, SECONDED BY DAN FENOGLIO AND APPROVED BY ALL MEMBERS PRESENT.

APPRAISAL ROLL CORRECTIONS & SUPPLEMENTS JUNE 21, 2022 WERE PRESENTED FOR CONSIDERATION. MOTION WAS MADE BY JACK SEAY, SECONDED BY DAN FENOGLIO AND WAS APPROVED BY ALL MEMBERS.

#### Protest Status: SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000023181	FALLIS SAM H & JEANNIE	FALLIS SAM H & JEANNIE	LOT 659, PHASE 7, SILVER LAKES RANCH
GEO ID: 32225.0007.0659.0000	97 SILVER LEAF DR		
APPR BY: TJM	SUNSET, TX 76270		

Protest Number	Case Number	Hearing Time
11393	2022-0020	3:45 PM

Reason for Protest: OTHER: WILL TURN 65 IN OCT. FIXED INCOME, NOT WORKING

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

Hearing Minutes: EVIDENCE: EVIDENCE PRESENTED BY HOMEOWNER

CAD PRESENTED EVIDENCE

RECOMMENDATION: LINK 2 PROPERTIES TOGETHER FOR HOMESTEAD  
 MOTIONS: VALUE - JACK SEAY MOTIONED; CAROL MANSEL SECONDED; ALL APPROVED  
 EQUITABLE - DAN FENOGLIO MOTIONED; JACK SEAY SECONDED; ALL APPROVED

#### Protest Status: SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000003680	FENOGLIO LAUREN	FENOGLIO LAUREN	LOT 8-10, BLK 99, ORIG NOCONA
GEO ID: 10300.0099.0008.0000	PO BOX 113		
APPR BY: TM	MONTAGUE, TX 76251-0113		

Protest Number	Case Number	Hearing Time
11395	2022-0022	4:15 PM

Reason for Protest: VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OTHER: THIS PROPERTY HAS BEEN VACANT FOR 7 YEARS IN NEED OF DEMOLITION

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

Hearing Minutes: EVIDENCE: AFFIDAVIT OF EVIDENCE SUBMITTED BY HOMEOWNER

CAD PRESENTED EVIDENCE

RECOMMENDATION: LOWER IMPROVEMENT VALUE AS SUGGESTED

APPRAISAL VALUE WAS EQUITABLE

MOTIONS: VALUE - DAN FENOGLIO REQUESTED HIMSELF; CAROL MANSEL MOTIONED; JACK SEAY SECONDED; APPROVED BY ALL  
 EQUITABLE APPRAISAL - DAN FENOGLIO REQUESTED HIMSELF; CAROL MANSEL MOTIONED; JACK SEAY SECONDED; APPROVED BY ALL

# MONTAGUE COUNTY APPRAISAL DISTRICT ARB PROTEST SUMMARY 6/30/2022 THRU 6/30/2022

## THURSDAY, JUNE 30, 2022

**MEMBERS PRESENT** CAROL MANSEL (CHAIR); DAN FENOGLIO (MEMBER); JACK SEAY (MEMBER)  
**MEMBERS ABSENT** MELODY GILLESPIE (ALTERNATE)  
**OTHERS PRESENT** KIM HARALSON - CHIEF APPRAISER; TAMMIE MESSER - APPRAISER; KIRSTEN GOFF - ARB SECRETARY

**CALL TO ORDER** CAROL MANSEL DECLARED A QUORUM AND CALLED THE MEETING TO ORDER.

MINUTES OF THE JUNE 21, 2022 MEETING WERE PRESENTED FOR CONSIDERATION. A MOTION TO APPROVE THE MINUTES AS PRESENTED WAS MADE BY JACK SEAY, SECONDED BY DAN FENOGLIO AND APPROVED BY ALL MEMBERS PRESENT.

APPRAISAL ROLL CORRECTIONS & SUPPLEMENTS JUNE 21, 2022 WERE PRESENTED FOR CONSIDERATION. MOTION WAS MADE BY JACK SEAY, SECONDED BY DAN FENOGLIO AND WAS APPROVED BY ALL MEMBERS.

### Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000023272	BOUTWELL JEFF & LISA	BOUTWELL JEFF & LISA	AB 613, T C PEMBROKE
GEO ID: 20613.0000.0000.0076	4831 TALLEY RD		
APPR BY: TM	NOCOMA, TX 76255-6355		
Protest Number	Case Number	Hearing Time	
11396	2022-0023	4:30 PM	
Reason for Protest	OTHER: APPRAISAL TO HIGH		
Result of Protest	THE SUBJECT PROPERTY WAS NOT UNEQUALLY APPRAISED, AND THE APPRAISAL RECORDS SHOULD NOT BE CHANGED		
Hearing Minutes	EVIDENCE: OWNER PRESENTED EVIDENCE INCLUDING COPY OF SURVEY CAD OFFERED FACTOR TO ADJUST LAND VALUE RECOMMENDATION: ADD FACTOR TO ADJUST VALUE OF LAND EQUITABLE APPRAISAL MOTIONS: LOWER VALUE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; ALL APPROVED EQUITABLE - CAROL MANSEL MOTIONED; JACK SEAY SECONDED; ALL APPROVED		

**ADJOURN** A MOTION TO ADJOURN WAS MADE BY CAROL MANSEL, SECONDED BY JACK SEAY AND APPROVED BY ALL MEMBERS PRESENT.

Board Chairman \_\_\_\_\_ Date \_\_\_\_\_ Secretary \_\_\_\_\_

MONTAGUE COUNTY APPRAISAL DISTRICT  
ARB PROTEST SUMMARY 6/30/2022 THRU 6/30/2022

Failure to Appear

Time	Taxpayer	Prop Id	Geo Id	Appr By	Protest #	Case #
9:30 AM	MICKAY DARIUS JR & SHEILA	R000014050	20841.0000.0000.0225	TM	10759	2022-0002
10:00 AM	CALNAN JAMES E	R000027026	32440.0000.0075.0000	TM	10756	A-2022-45
10:00 AM	GOSCH DAVID	R000022654	32225.0004.0340.0000	TJM	10774	A-2022-48
10:00 AM	HOWARD DANNY D	R000025205	20564.0000.0000.0051	TM	10782	A-2022-49
10:00 AM	US H 287 LLC	R000008636	20319.0011.0000.0650	TJM	10757	A-2022-46
10:45 AM	MCQUEARY ROENA	R000003833	10300.0130.0011.0000	TM	10764	2022-0005
11:00 AM	MORRIS JESSICA	R000015056	21118.0000.0000.0075	TM	10765	2022-0006
11:45 AM	N73AN INC	R000019947	55002.0000.2151.0000	TM	10770	2022-0009
1:30 PM	BROOKSHIRE STEVEN Z & MELISSA L	R000002274	10168.0002.0005.0000	TJM	10771	2022-0010
1:30 PM	BROOKSHIRE STEVEN Z & MELISSA L	R000006967	20126.0000.0017.0000	TJM	10772	2022-0010
1:30 PM	BROOKSHIRE STEVEN Z & MELISSA L	R000002560	20126.0000.0017.0005	KJM	10773	2022-0010
1:45 PM	GIVENS W W EST	R0000012309	20588.0000.0000.0410	TM	9514	2022-0011
2:45 PM	SANSONOV ALEKSANDR & HALYNA SMIRNOVA	R0000022412	20319.0024.0000.0801	TJM	10780	2022-0016
3:15 PM	PINKERTON CODY	R0000010975	20457.0000.0000.0075	TM	10783	2022-0018
4:45 PM	BRAZEL SUTTON D & BRAZEL ROBERT C	R0000019198	55002.0000.1318.0000	TM	11397	2022-0024
4:45 PM	D & R GANT LLC	R0000014957	21080.0000.0000.0040	KJM	11398	2022-0025

Board Chairman

Date

Secretary