

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 21, 2024

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.

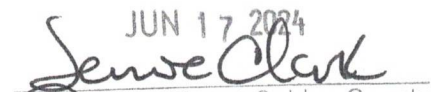

Notice for which will be duly posted, until all timely filed appeals are heard and resolved.

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



Tina Ford
Chief Appraiser
Sabine County

FILED FOR RECORD
AT 8:00 O'CLOCK A M

JUN 17 2024

Clerk, County Court, Sabine County
By  DEPUTY

2024 Sabine County Appraisal Review Board Hearings

June 21, 2024

8:50am-Blansett Shawn & Melinda(Case#2024-00280-Acc#R165351-Protest#3097)

Mrs. Blansett reason for protest was incorrect appraised (market) value and unequal compared with other properties. He protesting his 1994 mobile home, he said he only updated the porch and the roof. Appraiser Sandra Helander presented photos for comparison to Mr. Blansett mobile home. Chief Appraiser Tina Ford suggest to combine all property together under their homestead which is a class MH2. ARB Chairman Jesse Watson motion to allow the appraisal district value to stand. Mrs. Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value \$109,540.**

9:00am.-Brenda Smith & James Bolling-(Case#2024-00312-Acc#R1653524-Protest#3129).

Mrs. Smith reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mrs. Smith said her home was never completed, she needed a roof the walls had shifted it's 30 years, the roof leaked about 15 years ago. Mrs. Smith provided evidence to comparison of their mobile home. ARB Chairman Jesse Watson motion to put a 60% depreciation on first- and second-line item and 90% depreciation on the metal storage. Mr. Bailey second the motion, all was in favor. The motion carried. **Board Decision: Adjust value from \$102,000 to \$50,010.**

10:50am-Daniel & Doris Dructor-(Case#2024-00331-Acc#R6007991-Protest#3149).

Mr. Dructor reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mr. Dructor said his land increased, he wanted to know what comparable was use on the land and what percentage. He said he was being charged the 15% for having waterfront. Chief Appraiser explained that the comparable used was in the subdivision that he lived in. She suggested to lower his class to a 4 class and removed the 15% waterfront charge. ARB Jesse Watson motion to allow the appraisal districts suggestion stand. Mrs. Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjust value from \$577,980 to \$499,960.**

11:20am-John & Joan Martinka Tritz-(Case#2024-00330-Acc#R95701-Protest#3148).

Mr. Tritz reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mr. Tritz presented photos of the problems with the structure downstairs he needed clarification of the square footage of the acreage. Appraiser Whitney Byler suggested to correct the square foot to 1.256. The basement was classified and being ½ finished. Sandra said 15% waterfront, combined property has wood siding. ARB Chairman Jesse Watson motion to adjust the land and the 1st 7line items. Mrs. Havron second the motion, all was in favor. The motion carried. **Board Decision: Corrected it acreage and combined lots 22,23 & 24.**

11:52am-Robert Danny Ramsey-(Case#2024-00332-Acc#R131741-Protest#3150)

Mr. Ramsey reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mr. Ramsey said the property was not in good shape, he said last year the foundation was cracking, kitchen leaking and the family room had damages. There were no central air or heating in the home, it has window units. ARB Charman Jesse Watson motion to put a 40% function on all line items across the board and remove the A/C unit. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjust the value from \$91,550 to \$76,200.**

12:05am-Robert Ramsey-(Case#2024-00332-Acc#131451-Protest#3161)

Mr. Ramsey reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mr. Ramsey said that the structure burned, the wood deck is no longer there it burned down in 2021 the awning and the concrete slab is still there. ARB Chairman Jesse Watson motion to put a 50% function rest of the WD2R porch and remove the mobile home. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjusted the values from \$127,530 to \$63,550.**

12:30pm-Terry & Frieda Woods-(Case#2024-00333-Acc#R14641-Protest#3151).

Mr. Woods reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mr. Woods said that the land market value only in Bear Creek went up 66.15% and that was unreasonable, located in Pineland City he said not many in Pineland so he used Hemphill city limits comparable. .610 of his property was washed out. Appraiser Sandra Helander explained to Mr. Woods that the state requires the appraisal district to within 100% market value. ARB Chairman Jesse Watson motion to change the CPU to \$10,000 an acre. Mrs. Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjusted the values from \$380,920 to \$339,040.**

1:45pm-Cody & Christy Duffey-(Case#2024-00341-Acc#R82021-Protest#3158).

Mrs. Duffey reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mrs. Duffey wanted to know why the value of her home keeps going up. Appraiser Sandra Helander explained to Mrs. Duffey that the property keeps going up based on sales. ARB Chairman Jesse Watson motion to allow the appraisal districts values to stand. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value \$191,320.**

1:45pm-Cody & Christy Duffey-(Case#2024-00341-Acc#R82201-Protest#3159).

Mrs. Duffey reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mrs. Duffey did not understand why the property keeps going up on her 4 acres. She has a cemetery on her property. Appraiser Sandra Helander explained to her that the only thing changed was the outbuilding. The land value went up because of the sales. The schedules went up last year across the board. ARB Chairman Jesse Watson motion to allow the appraisal districts values to stand. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value \$20,000.**

2:05pm-Marie Smith-(Case#2024-00342-Acc#R6017161-Protest#3160).

Mrs. Smith reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mrs. Smith her land was not level, it has flooded overtime it rains. Appraiser Sandra Helander explained to her that the appraisal district gets sales information from sales online, and we must be 100% of market value. ARB Chairman Jesse Watson motion to allow the appraisal district values to stand. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjust the value from \$44,700 to \$29,060.**

2:15pm-Cabbie Dennis-(Case#2024-00454-Acc#R46141-Protest#3309)

Mr. Dennis reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mr. Dennis said he has an old shack on his property that he only uses it for storage. Chief Appraisal Tina Ford explained to Mr. Dennis that the appraisal district gathers the sales throughout the county, she asked him was it something wrong with the building that we could put a function on it. ARB Chairman Jesse Watson motion to allow the appraisal district value to stand. Mrs. Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value \$42,000.**

2:30pm-John & Pamela Patten-(Case#2024-00010-Acc#R156701-Protest#2750).

Mr. Patten reason for protest was incorrect appraised (market) value and unequal compared with other properties. Appraiser Sandra Helander explained to the Patten that the law says we have to be within 100% of market value. ARB Jesse Watson motion to allow the appraiser districts values to stand. Mrs. Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value \$79,950.**

2:50pm-Holly Park- C/O Miles McDaniel-(Case#2024-00346-Acc#R6032511-Protest#3165)

Mr. McDaniel reason for protest was incorrect appraised (market) value and unequal compared with other properties. Lisa McDaniel presented the protest for Mr. McDaniel. She stated to the board the values for the hookups were too high went from \$55,000 to \$111,000 for a 55-year-old park. Chief Appraiser Tina Ford explained to Mrs. McDaniel about the \$66,600

Comparison to others \$1,500-\$3,000. ARB Chairman Jesse Watson motion to allow the appraisal district values to stand. Mrs. Havron second the motion, all was in favor. The motion carried. **Board Decision. No change. Market value \$111,000.**

3:05pm-Dennis & Kimberly Fontenot-Written Affidavit-(Case#2024-00328-Acc#R35011-Protest#3146). Mr. Fontenot reason for protest was incorrect appraised (market) value and unequal compared with other properties. Appraiser Sandra Helander said if Mr. Fontenot bought this property for less than what it was on. She said this property has always been gated. ARB Chairman Jesse Watson motion to allow the appraisal districts values to stand. Mrs. Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value \$202,800.**

This concluded the Appraisal Review Board hearing for June 21, 2024. ARB Chairman Jesse Watson motion to adjourned at 3:30pm ARB Member Mrs. Havron second the motion and the meeting was adjourned.