

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 26, 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 Sandra Clark DEPUTY

2024 Sabine County Appraisal Review Board Hearings

June 26, 2024

8:45am-Eagle James Darren-Written Affidavit-(Case#2024-00179-Acc#R35101-Protest#2968).

The reason for protest was incorrect appraised (market) value and unequal compared with other properties. 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: No change Market value \$303,950.**

8:45am- Early Bird Management-Written Affidavit-(Case#2024-00179-Acc#R35101-Protest#2969).

The reason for protest was incorrect appraised (market) value and unequal compared with other properties. 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: No change Market value \$336,440.**

8:50am-Jeffery Hebert-(Case#2024-00455-Acc#R106801-Protest#3310).

The reason for protest was incorrect appraised (market) value and unequal compared with other properties. Mr. Hebert said he was not supposed to be paying school taxes. Tina explained to him that his taxes were frozen on his school and county taxes, and that his dollar amount will never change. 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: No change Market value \$153,150.**

9:20am.-Legacies Hemphill Properties LLC-CO/Tiffani Bradberry-Written Affidavit-(Case#2024-00489-Acc#R226511-Protest#3399). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Mrs. Bradberry, Appraiser Sandra Helander said the land went up because the land went up, Mrs. Helander offered her \$4,372,010 and she had not heard from them, she increased the depreciation to 12%. Mrs. Bradberry said they are asking for \$3,0820 even. She said she can not go with their number unless she talks to the A.D. to use the direct approach. ARB Chairman Jesse Watson motion to increase the depreciation to 12% and change the value to \$4,372,010. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjust the value from \$4,666,620 to \$4,372,010.**

10:00am-Richard Starnes-(Case#2024-00449-Acc#R86971-Protest#3304)

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Appraiser Whitney Byley explained to Mr. Starnes that the mobile home schedules increased. Whitney suggested to lower the class to a MH+. ARB Chairman Jesse Watson motion to allow the Appraisal District suggestions to stand. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjust values from \$32,680 to \$18,910.**

10:30am- Sandra McLeland -(Case#2024-00390-Acc#R158871-Protest#3214).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Mrs. McLeland said she did not understand what was going on with her home. Sandra explained that mobile homes increased like everyone else. She advised her that her homestead has not been removed. ARB Chairman Jesse Watson motion to accept the Appraisal District values. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change.**

10:50am-David Dailey-(Case#2024-00192-Acc#R86831-Protest#2987).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Mr. Dailey said the square footage of his home was incorrect. Jesse asked him what was the sq ft. he said it was 3,200 of living area. He said he has a garage that was 1600 sq ft. upstairs was 670 sq. ft with the garage 950 sq. ft., correct the sq. ft. change class to a Stg5. ARB Chairman Jesse Watson motion to accept

the Appraisal District adjustments on the square foot. Mrs. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjusted the value from \$567,940 to \$409,710.**

11:30am-Sandal & Spurs-(Case#2024-00406-Acc#R61081-Protest#3235).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Laura Walden protesting the value of \$584,380 last year it was \$161,690. She said there has been no change for them to be an increase to the property. Tina explained to Laura that the land beside her was compared to her. Tina said she suggested to adjusted to \$1,195,810. Laura declined the offer. ARB Chairman Jesse Watson said that Sandal & Spurs paid less than what the appraisal district has it averaged for. The CPU surrounding properties are the same and uniform. ARB Chairman Jesse Watson motion to change the CPU to what the offer was.\$150 CPU on the 1st line item and \$50 CPU on the other 2-line items. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjusted the value from \$1,403,020 to \$1,195,810.**

11:50am-Pineland Investments LLC-C/O:Ryan LLC-Missy Wim-(Case#2024-00274-Acc#R230271-Protest#3086). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Appraisal Sandra Helander said the property is valued at \$515,810 and suggested to adjust it to \$481,850. ARB Chairman Jesse Watson motion to allow last years value. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjust the value from \$515,810 to \$481,850.**

11:50am-FD Retail Properties LLC-(Case#2024-00274-Acc#R6030001-Protest#3087).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to allow the appraisal district value to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value is \$718,200.**

11:50am-Downsmore LLC-(Case#2024-00274-Acc#R6032323-Protest#3088).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to allow the appraisal district value to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value is \$7,250,040.**

11:50am-River Edge RBG LLC-(Case#2024-00274-Acc#R6032695-Protest#3089).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to allow the appraisal district value to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value is \$2,000.**

11:50am-River Edge RBG LLC-(Case#2024-00274-Acc#R6032696-Protest#3085).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to allow the appraisal district value to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value is \$680,350.**

12:15pm-Jan Mouton Sessions ET AL-(Case#2024-00427-Acc#R69891-Protest#3258).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Mrs. Sessions wants to correct the code it shows M+1 and should be a M+2. She said it has a 4ft. roof, it was burned but the roof is still standing. She said it is still a useable building with a dirt floor. ARB Chairman Jesse Watson motion for the appraisal district to make the corrections on the property. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjusted the value to \$70,580.**

12:37pm-C&S Rentals-Sherrie Dauget & Chris Gasper-(Case#2024-00338-Acc#R005261-Protest#3156).

The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Mrs. Dauget said she has a 1955 mobile home. ARB Chairman motion to allow the appraisal district value to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value is \$122,370.**

12:37pm-C&S RentalsLLC-Sherrie Dauget & Chris Gasper-(Case#2024-00338-Acc#R0066701-Protest#3155). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Appraisal Sandra Helander explained that we should be at 100% market value. ARB Chairman motion to allow the appraisal district value to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value is \$105,150.**

1:00pm-Christopher Heitman-C/O:Gill Denson & Company LLC-Written Affidavit-(Case#2024-00059-Acc#R093271-Protest#2823). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Mr. Heitman requested the value to \$213,858. ARB Chairman Jesse Watson motion to lower the depreciation to 20% and raise the value to 2%. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjusted the value from \$307,870 to \$300,830.**

1:00pm-Davis & Kim Gauthier C/O:Gill Denson & Company LLC-Written Affidavit-(Case#2024-00059-Acc#R134081-Protest#2822). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to allow the appraisal district value to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value is \$367,790.**

1:00pm-Jimmy & Rose Powell- C/O:Gill Denson & Company LLC-Written Affidavit-(Case#2024-0000254-Acc#R202271-Protest#3059). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to allow the appraisal district value to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value is \$32,710.**

1:00pm-Jimmy & Rose Powell- C/O:Gill Denson & Company LLC-Written Affidavit-(Case#2024-0000254-Acc#R202281-Protest#3058). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to remove the 15% waterfront adjustments Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjusted the value from \$1,245,770 to \$1,232,990.**

1:00pm-Bradley & Lisa Hutchison- C/O:Gill Denson & Company LLC-Written Affidavit-(Case#2024-00059-Acc#R202291-Protest#2819). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. Tina said the appraisal district does not charge for the bulkhead. Tina suggested to put a 10% depreciation on all residential. ARB Chairman motion to allow the appraisal district suggestions to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: Adjusted the value from \$718,990 to \$649,910.**

1:00pm-Bradley & Lisa Hutchison- C/O:Gill Denson & Company LLC-Written Affidavit-(Case#2024-00059-Acc#R202311-Protest#2818). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to allow the appraisal district suggestions to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value \$19,430.**

1:00pm-Kirk & Vickie Leber- C/O:Gill Denson & Company LLC-Written Affidavit-(Case#2024-00254-Acc#R164741-Protest#3060). The reason for protest was incorrect appraised(market)value and unequal compared with other properties. ARB Chairman motion to allow the appraisal district suggestions to stand. Pamela Havron second the motion, all was in favor. The motion carried. **Board Decision: No change. Market value \$810,570.**

This concluded the Appraisal Review Board hearing for June 26, 2024. ARB Chairman Jesse Watson motion to adjourned at 1:30pm. ARB Member Mrs. Havron second the motion and the meeting was adjourned.