

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 MONDAY, JUNE 16, 2025

IN THE OFFICE OF THE APPRAISAL DISTRICT

1910 WORTH ST. HEMPHILL, TX

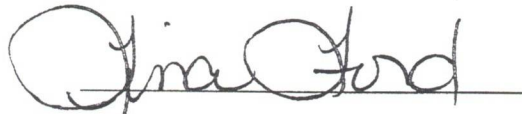
The board will hear and determine taxpayer and taxing unit appeals on all matter permitted.

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.

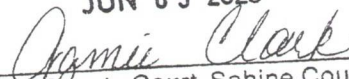
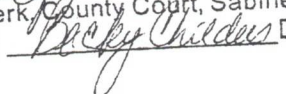
This notice is given pursuant to the Open Meetings Act, Chapter 551 Government Code.



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  DEPUTY

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/16/2025 THRU 6/16/2025

MONDAY, JUNE 16, 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: R000132901	ALPHA GORDON A JR & MARCI	ALPHA GORDON A JR & MARCI	MOBILE HOME AND IMPROVEMENTS
GEO ID: 27630-00000-00035-000000	4115 BAYOU RD		
APPR BY: WB	LAKE CHARLES, LA 70605		
Protest Number 3456	Case Number 2025-00044	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 2560, THE APPRAISED IMPROVEMENT VALUE IS 24300, THE MARKET VALUE IS 26860			
Hearing Minutes			

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000088441	FUSS WILLIAM T & CRYSTAL	FUSS WILLIAM T & CRYSTAL	IMPROVEMENTS
GEO ID: 27060-00000-00169-000002	6993 JOHNSON RD		
APPR BY: CO	ORANGE, TX 77632		
Protest Number 3428	Case Number 2025-00021	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: R000158381	PROVAU RICHARD LEE	PROVAU RICHARD LEE	MOBILE HOME & IMPROVEMENTS
GEO ID: 28040-00030-00000-000000	160 LIGHTHOUSE DRIVE		
APPR BY: SH	HEMPHILL, TX 75948		
Protest Number 3718	Case Number 2025-00209	Hearing Time 9:00 AM	
Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OTHER:			
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 6/16/2025 THRU 6/16/2025

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CALL TO ORDER JESSE WATSON

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000105591	MOUTON DARRELL D & MARY R	MOUTON DARRELL D & MARY R	HOUSE & IMPROVEMENTS
GEO ID: 27480-00000-00369-000000	108 SOUTH THIRD ST GUEYDAN, LA 70542		
APPR BY: SH			
Protest Number 3447	Case Number 2025-00036	Hearing Time 9:30 AM	
Reason for Protest			
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: R006032848	PORTER JOHN E JR & CHRISTINE S	PORTER JOHN E JR & CHRISTINE S	WHITETAIL RIDGE SUBDIVISION
GEO ID: 28090-02000-13000-700000	560 MARINA DR BEAUMONT, TX 77703		
APPR BY: CO			
Protest Number 3452	Case Number 2025-00040	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			

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R006024811	BUTCHER PRESTON	BUTCHER PRESTON	CABIN & IMPROVEMENTS
GEO ID: 28460-00000-00020-000000	168 WATERFORD CIRCLE HEMPHILL, TX 75948		
APPR BY: SH			
Protest Number 3439	Case Number 2025-00029	Hearing Time 10:00 AM	
Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, PROPERTY SHOULD NOT BE TAXED IN, OWNER'S NAME IS INCORRECT			
Result of Protest THE SUBJECT PROPERTY QUALIFIED FOR THE EXEMPTION FOR WHICH APPLICATION WAS MADE, AND THE APPRAISAL RECORDS SHOULD BE CHANGED ACCORDINGLY			
Hearing Minutes			

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/16/2025 THRU 6/16/2025

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CALL TO ORDER JESSE WATSON

Protest Status	SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description	
PROP ID: P006028961	JORDAN J B JR	JORDAN J B JR	MOBILE HOME ONLY LOCATED ON R23471	
GEO ID: 20110-00220-20000-000000	4675 REGINA LANE			
APPR BY: SH	BEAUMONT, TX 77706-2745			
Protest Number	3504	Case Number	2025-00077	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 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 35970, THE MARKET VALUE IS 35970			
Hearing Minutes				

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000158551	MCKEE DOUG & CHARLENE	MCKEE DOUG & CHARLENE	IMPROVEMENTS
GEO ID: 28040-00150-00000-000000	1004 3RD ST		
APPR BY: WB	LEAGUE CITY, TX 77573		
Protest Number	3448	Case Number	2025-00037
Reason for Protest	OTHER: DISPUTE THE RAISED VALUE ON PROPERTY		
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 7230, THE APPRAISED IMPROVEMENT VALUE IS 1820, THE MARKET VALUE IS 9050		
Hearing Minutes		Hearing Time	10:15 AM

Protest Status	SETTLED ORDER DETERMINED		
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000158731	MCKEE DOUG & CHARLENE	MCKEE DOUG & CHARLENE	
GEO ID: 28040-00220-90000-000000	1004 3RD ST		
APPR BY: WB	LEAGUE CITY, TX 77573		
Protest Number	3450	Case Number	2025-00037
Reason for Protest	OTHER: DISPUTE THE RAISED VALUE ON PROPERTY		
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 31600, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 31600		
Hearing Minutes		Hearing Time	10:15 AM

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/16/2025 THRU 6/16/2025

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CALL TO ORDER JESSE WATSON

Protest Status				SETTLED ORDER DETERMINED			
Property Identification		Taxpayer		Protest Contact		Legal Description	
PROP ID: P000242961		CROWELL STEVEN G & BONNIE J		CROWELL STEVEN G & BONNIE J		DOUBLE WIDE MOBILE HOME PORCH/DECK (LOCATED ON R101981)	
GEO ID: 27390-20000-00005-000001		155 PINATA LUMBERTON, TX 77657					
APPR BY: SH							
Protest Number	3634	Case Number	2025-00145	Hearing Time	10:45 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 0 FROM THE CAD VALUE OF 0						
THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 106450 FROM THE CAD VALUE OF 121280							
Hearing Minutes							

Protest Status SETTLED ORDER DETERMINED					
Property Identification	Taxpayer		Protest Contact	Legal Description	
PROP ID: R006003981	CROWELL STEVEN G & BONNIE J		CROWELL STEVEN G & BONNIE J		
GEO ID: 27390-30000-00003-000000	155 PINATA				
APPR BY: SH	LUMBERTON, TX 77657				
Protest Number	3633	Case Number	2025-00145	Hearing Time	10:45 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 38520 FROM THE CAD VALUE OF 44140				
	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: R000159061		BALDWIN KENNETH R & JO ANN		BALDWIN KENNETH R & JO ANN		MOBILE HOME/DOCK	
GEO ID: 28060-30000-00030-00000		P O BOX 216 SILSBEE, TX 77656					
PPR BY: WB							
Protest Number	3716	Case Number	2025-00207	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 PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 16970 FROM THE CAD VALUE OF 16970						
	THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 18210 FROM THE CAD VALUE OF 23130						
Hearing Minutes	TESTIMONY: 2025 ARB ORDERED TO REMOVE FUNCTIONAL AND CHANGE DEP TO 90% ON DOCK AND 70% ON WDIR AND SW						

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/16/2025 THRU 6/16/2025

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OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, AND RONALD RAY. PRESENT WERE ALSO TIMA 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: P006029011	FULLEN DON W & CHERYL K FULLEN	FULLEN DON W & CHERYL K FULLEN	DBWD MOBILE HOME ONLY ON R21761
GEO ID: 20090-00110-00000-000001	CO TRUSTEES OF DON W & CHERYL K FULLEN REVOC TRUST		
APPR BY: SH	191 FAIRDALE RD HEMPHILL, TX 75948		

Protest Number 3466 Case Number 2025-00052 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 0, THE APPRAISED IMPROVEMENT VALUE IS 115110, THE MARKET VALUE IS 115110

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000065091	DOJON PROPERTIES LLC	DOJON PROPERTIES LLC	HOUSE & IMPROVEMENTS
GEO ID: 21600-00830-00000-000000	315 SPEARS DR PINELAND, TX 75968		
APPR BY: SH			

Protest Number 3535 Case Number 2025-00098 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 PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 10000 FROM THE CAD VALUE OF 10000
THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 117890 FROM THE CAD VALUE OF 125000

Hearing Minutes TESTIMONY: 2025 ARB ORDERED TO ADD A FUNCT. OF 25% ON RES AND ADD3 FOR ROOF AND SIDING.

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000085831	NORTHEN KAREN	NORTHEN KAREN	HOUSE & IMPROVEMENTS
GEO ID: 27050-00000-00175-000001	296 DRIFTWOOD LOOP HEMPHILL, TX 75948		
APPR BY: WB			

Protest Number 3513 Case Number 2025-00080 Hearing Time 11:45 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OWNER'S NAME IS INCORRECT

Result of Protest THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 70560 FROM THE CAD VALUE OF 70560
THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 182550 FROM THE CAD VALUE OF 240990

Hearing Minutes

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/16/2025 THRU 6/16/2025

MONDAY, JUNE 16, 2025

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CALL TO ORDER JESSE WATSON

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000094171	YOUNG DENNIS WAYNE & MARIA DEL CARMEN	YOUNG DENNIS WAYNE & MARIA DEL CARMEN	HOUSE/IMPROVEMENTS
GEO ID: 27190-00000-00035-000000	15423 ICET CREEK		
APPR BY: SH	BAYTOWN, TX 77523		
Protest Number	3489	Case Number	2025-00068
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 38140 FROM THE CAD VALUE OF 47680 THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 168920 FROM THE CAD VALUE OF 172770		
Hearing Minutes	TESTIMONY: 2025 ARB ORDERED TO REMOVE 25% WF AND CHANGE RES AND ADD3 TO 17% DEP.		

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000086771	WOOLMAN WALTER & RESA	WOOLMAN WALTER & RESA	HOUSE & IMPROVEMENTS
GEO ID: 27050-00000-00115-000001	569 BEECHWOOD 1 LP		
APPR BY: WB	HEMPHILL, TX 75948		
Protest Number	3537	Case Number	2025-00100
Reason for Protest	VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OTHER: NEIGHBORHOOD DECLINE		
Result of Protest	THE PROPERTY OWNERS PROTEST CONCERNING OTHER MATTERS PERMITTED BY SECTION 41.41(A) IS UPHELD, AND THE APPRAISAL RECORDS SHOULD BE CHANGED TO 170640		
Hearing Minutes			

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000086821	WESTEMEIER JAMES J & MARY	WESTEMEIER JAMES J & MARY	HOUSE & IMPROVEMENTS
GEO ID: 27050-00000-00085-000001	728 BEECHWOOD LP		
APPR BY: WB	HEMPHILL, TX 75948		
Protest Number	3517	Case Number	2025-00083
Reason for Protest	VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, OTHER: ECONOMIC FACTOR DISCOUNT FOR 2024 HAS NOT IMPROVED, CONDITIONS ARE WORSE		
Result of Protest	THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 52560 FROM THE CAD VALUE OF 52560 THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 181580 FROM THE CAD VALUE OF 250680		
Hearing Minutes	TESTIMONY: 2025 ARB GRANTED 30% ECO FOR THIS PROPERTY FOR 2025		

SABINE COUNTY APPRAISAL DISTRICT
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OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, AND RONALD RAY. PRESENT WERE ALSO TIMA 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: R006032024		MALAGARIE CHRISTY LEE		MALAGARIE CHRISTY LEE		IMPROVEMENTS	
GEO ID: 27570-00000-00026-000000		2701 MARION VIDOR, TX 77662					
APPR BY: WB							
Protest Number	3521	Case Number	2025-00087	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 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
PROP ID: R000130441	GRATEHOUSE KEVIN	GRATEHOUSE KEVIN	
GEO ID: 27570-00420-00000-000000	603 E GRAND ST		
APPR BY: WB	SAN AUGUSTINE, TX 75972-2505		
Protest Number	3507	Case Number	2025-00079
		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 66420 FROM THE CAD VALUE OF 221410		
	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: R000130451		GRATEHOUSE KEVIN		GRATEHOUSE KEVIN		MOBILE HOME & IMPROVEMENTS	
GEO ID: 27570-00000-00047-00000		603 E GRAND ST SAN AUGUSTINE, TX 75972-2505					
PPR BY: WB							
Protest Number	3509	Case Number	2025-00079	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							

SABINE COUNTY APPRAISAL DISTRICT
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CALL TO ORDER JESSE WATSON

Protest Status				SETTLED ORDER DETERMINED			
Property Identification		Taxpayer		Protest Contact		Legal Description	
PROP ID: R006033114		GRATEHOUSE KEVIN		GRATEHOUSE KEVIN			
GEO ID: 27570-00420-00000-000001		603 E GRAND ST					
APPR BY: WB		SAN AUGUSTINE, TX 75972-2505					
Protest Number	3506	Case Number	2025-00079	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							

Protest Status				SETTLED ORDER DETERMINED			
Property Identification		Taxpayer		Protest Contact		Legal Description	
PROP ID: R006033115		GRATEHOUSE KEVIN		GRATEHOUSE KEVIN			
GEO ID: 27570-00420-00000-000002		603 E GRAND ST SAN AUGUSTINE, TX 75972-2505					
APPR BY: WB							
Protest Number	3508	Case Number	2025-00079	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 4680 FROM THE CAD VALUE OF 5840 THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 0 FROM THE CAD VALUE OF 0						
Hearing Minutes	TESTIMONY: ARB ORDERED TO REMOVE THE 25% FOR WATERFRONT						

Protest Status SETTLED ORDER DETERMINED					
Property Identification	Taxpayer		Protest Contact	Legal Description	
PROP ID: R006033116	GRATEHOUSE KEVIN		GRATEHOUSE KEVIN		
GEO ID: 27570-00420-00000-000003	603 E GRAND ST				
APPR BY: WB	SAN AUGUSTINE, TX 75972-2505				
Protest Number	3510	Case Number	2025-00079	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 19400 FROM THE CAD VALUE OF 24250 THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 0 FROM THE CAD VALUE OF 0				
Hearing Minutes	TESTIMONY: ARB ORDERED TO REMOVE THE 25% FOR WATERFRONT				

SABINE COUNTY APPRAISAL DISTRICT
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CALL TO ORDER JESSE WATSON

Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R006033117	GRATEHOUSE KEVIN	GRATEHOUSE KEVIN	
GEO ID: 27570-00420-00000-000004	603 E GRAND ST		
APPR BY: WB	SAN AUGUSTINE, TX 75972-2505		
Protest Number	3512	Case Number	2025-00079
		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 7020 FROM THE CAD VALUE OF 8780		
Hearing Minutes	TESTIMONY: ARB ORDERED TO REMOVE THE 25% FOR WATERFRONT		
Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R006033118	GRATEHOUSE KEVIN	GRATEHOUSE KEVIN	
GEO ID: 27570-00420-00000-000005	603 E GRAND ST		
APPR BY: WB	SAN AUGUSTINE, TX 75972-2505		
Protest Number	3511	Case Number	2025-00079
		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 3150 FROM THE CAD VALUE OF 3930		
Hearing Minutes	TESTIMONY: ARB ORDERED TO REMOVE THE 25% FOR WATERFRONT		
Protest Status SETTLED ORDER DETERMINED			
Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000168891	MCBRIDE DOROTHY J	MCBRIDE DOROTHY J	
GEO ID: 29040-00460-00000-000000	C/O ALLISON PHILLIPS		HOUSE
APPR BY: SH	PO BOX 291		
	IREDELL, TX 76649		
Protest Number	3583	Case Number	2025-00117
		Hearing Time	3:15 PM
Reason for Protest	THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 800 FROM THE CAD VALUE OF 800		
Result of Protest	THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 164200 FROM THE CAD VALUE OF 218630		
Hearing Minutes			

SABINE COUNTY APPRAISAL DISTRICT
ARB PROTEST SUMMARY 6/16/2025 THRU 6/16/2025

MONDAY, JUNE 16, 2025

MEMBERS PRESENT PAMELA HAVRON ACTED AS SECRETARY.
OTHERS PRESENT OTHER MEMBERS INCLUDED DANIEL DRUCTOR, JESSE WATSON, AND RONALD RAY. 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: R000168901	MCBRIDE DOROTHY J	MCBRIDE DOROTHY J	HOUSE
GEO ID: 29040-00460-10000-000000	C/O ALLISON PHILLIPS PO BOX 291 IREDELL, TX 76649		
APPR BY: SH			
Protest Number	Case Number	Hearing Time	
3585	2025-00117	3:15 PM	
Reason for 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 2800, THE APPRAISED IMPROVEMENT VALUE IS 87700, THE MARKET VALUE IS 90500			
Hearing Minutes			

Board Chairman

Date

Secretary