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 22, 2026

IN THE OFFICE OF THE APPRAISAL DISTRICT

1910 WORTH ST. HEMMPHILL, 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.

FILED FOR RECORD
AT 10:55 O'CLOCK A M

JUN 08 2026

Jamie Clark
Clerk, County Court, Sabine County
By Nenga Keyes DEPUTY

Tina Ford

Tina Ford
Chief Appraiser
Sabine County

ARB PROTEST SUMMARY 6/22/2026 THRU 6/22/2026

MONDAY, JUNE 22, 2026

MEMBERS PRESENT JERRY PICKARD JR. SERVED AS MEMBER. RONALD RAY SERVED AS SECRETARY
MEMBERS ABSENT JESSE WATSON.
OTHERS PRESENT OTHER MEMBERS WERE PRESENT INCLUDE YVETTE HOLMAN (ARB COORDINATOR),TINA FORD (CHIEF APPRAISER/RPA), CAROLE OLIVER RPA.
CALL TO ORDER DANIEL DRUCTOR

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000162041 GEO ID: 28160-00000-00047-000000 APPR BY: CO	CHAMP HOLDINGS LLC PO BOX 1000 HEMPHILL, TX 75948	CHAMP HOLDINGS LLC	LUMBER & HARDWARE STORE

Protest Number 4522 Case Number 2026-00357 Hearing Time 9:30 AM

Reason for Protest OTHER: PROPERTY VALUE SIGNIFICANTLY INCREASED

Result of Protest THE PROPERTY'S APPRAISED LAND VALUE IS EXCESSIVE, AND THE APPRAISAL LAND RECORDS SHOULD BE CHANGED TO 218820 FROM THE CAD VALUE OF 218820
THE APPRAISAL IMPROVEMENT RECORDS SHOULD BE CHANGED TO 3657400 FROM THE CAD VALUE OF 3738150

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R006030091 GEO ID: 28160-00000-00050-000000 APPR BY: CO	CHAMP HOLDINGS LLC 623 RAMSEY DR HEMPHILL, TX 75948	CHAMP HOLDINGS LLC	

Protest Number 4526 Case Number 2026-00357 Hearing Time 9:30 AM

Reason for Protest OTHER: PROPERTY VALUE SIGNIFICANTLY INCREASED

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: R006030331 GEO ID: 20030-04520-70000-000000 APPR BY: CO	CHAMP HOLDINGS LLC PO BOX 1000 HEMPHILL, TX 75948	CHAMP HOLDINGS LLC	

Protest Number 4527 Case Number 2026-00357 Hearing Time 9:30 AM

Reason for Protest OTHER: PROPERTY VALUE SIGNIFICANTLY INCREASED

Result of Protest THE PROPERTY OWNER'S PROTEST CONCERNING OTHER MATTERS PERMITTED BY SECTION 41.41(A) IS UPHELD, AND THE APPRAISAL RECORDS SHOULD BE CHANGED TO LAND WAS SPLIT SO MARKET VALUE WENT DOWN.

Hearing Minutes

ARB PROTEST SUMMARY 6/22/2026 THRU 6/22/2026

MONDAY, JUNE 22, 2026

MEMBERS PRESENT JERRY PICKARD JR. SERVED AS MEMBER. RONALD RAY SERVED AS SECRETARY
MEMBERS ABSENT JESSE WATSON.
OTHERS PRESENT OTHER MEMBERS WERE PRESENT INCLUDE YVETTE HOLMAN (ARB COORDINATOR),TINA FORD (CHIEF APPRAISER/RPA), CAROLE OLIVER RPA.
CALL TO ORDER DANIEL DRUCTOR

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000242001 GEO ID: 21470-00630-20000-000000 APPR BY: CO	TOLEDO BEND RESORT LLC 245 FIN AND FEATHER DR HEMPHILL, TX 75948	F&F RESORT LLC	

Protest Number 4525 Case Number 2026-00356 Hearing Time 9:30 AM

Reason for Protest PROPERTY SHOULD NOT BE TAXED IN TOLEDO BEND RESORT LLC IS THE OWNER, OWNER'S NAME IS INCORRECT, OTHER: OWNERSHIP DIDN'T PROPERLY TRANSFER

Result of Protest THE PROPERTY OWNER'S PROTEST CONCERNING OTHER MATTERS PERMITTED BY SECTION 41.41(A) IS UPHELD, AND THE APPRAISAL RECORDS SHOULD BE CHANGED TO OWNERS NAME HAS BEEN CORRECTED

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R006032927 GEO ID: 20030-04520-90000-000000 APPR BY: CO	FAIRMOUNT AIRPORT LLC 623 RAMSEY DR HEMPHILL, TX 75948	FAIRMOUNT AIRPORT LLC	

Protest Number 4428 Case Number 2026-00290 Hearing Time 9:30 AM

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

Result of Protest THE PROPERTY OWNER'S PROTEST CONCERNING OTHER MATTERS PERMITTED BY SECTION 41.41(A) IS UPHELD, AND THE APPRAISAL RECORDS SHOULD BE CHANGED TO REMOVED THE HANGERS

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000162071 GEO ID: 28160-00000-00049-000000 APPR BY: CO	FAIRMOUNT GENERAL STORE LLC 623 RAMSEY DRIVE HEMPHILL, TX 75948	FAIRMOUNT GENERAL STORE LLC	GENERAL STORE, CARWASH AND WASHATERIA

Protest Number 4523 Case Number 2026-00357 Hearing Time 9:30 AM

Reason for Protest OTHER: PROPERTY VALUE SIGNIFICANTLY INCREASED

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

ARB PROTEST SUMMARY 6/22/2026 THRU 6/22/2026

MONDAY, JUNE 22, 2026

MEMBERS PRESENT JERRY PICKARD JR. SERVED AS MEMBER. RONALD RAY SERVED AS SECRETARY
MEMBERS ABSENT JESSE WATSON.
OTHERS PRESENT OTHER MEMBERS WERE PRESENT INCLUDE YVETTE HOLMAN (ARB COORDINATOR),TINA FORD (CHIEF APPRAISER/RPA), CAROLE OLIVER RPA.

CALL TO ORDER DANIEL DRUCTOR

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000039151 GEO ID: 20380-00200-00000-000000 APPR BY: SH	WILBURN JOSEPH L SR P O BOX 376 HITCHCOCK, TX 77563	WILBURN JOSEPH L SR	A 38 N MACKEY

Protest Number 4323 Case Number 2026-00205 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 0, THE MARKET VALUE IS 96250

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000044121 GEO ID: 20470-00450-00000-000000 APPR BY: WB	WILBURN JOSEPH L SR P O BOX 376 HITCHCOCK, TX 77563	WILBURN JOSEPH L SR	

Protest Number 4324 Case Number 2026-00205 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 0, THE MARKET VALUE IS 109590

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000095951 GEO ID: 27250-30000-00127-000000 APPR BY: SH	WILBURN JOSEPH L SR P O BOX 376 HITCHCOCK, TX 77563	WILBURN JOSEPH L SR	HOUSE/BOAT DOCK METAL BLDG

Protest Number 4325 Case Number 2026-00205 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 126180, THE APPRAISED IMPROVEMENT VALUE IS 306680, THE MARKET VALUE IS 432860

Hearing Minutes

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MEMBERS ABSENT JESSE WATSON.
OTHERS PRESENT OTHER MEMBERS WERE PRESENT INCLUDE YVETTE HOLMAN (ARB COORDINATOR),TINA FORD (CHIEF APPRAISER/RPA), CAROLE OLIVER RPA.

CALL TO ORDER DANIEL DRUCTOR

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000151631 GEO ID: 27860-27000-01000-300000 APPR BY: CO/PS	WILBURN JOSEPH L SR P O BOX 376 HITCHCOCK, TX 77563	WILBURN JOSEPH L SR	MOBILE HOME & IMPROVEMENTS

Protest Number 4327 Case Number 2026-00205 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 12730, THE APPRAISED IMPROVEMENT VALUE IS 0, THE MARKET VALUE IS 12730

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R000201431 GEO ID: 20090-00520-10000-000000 APPR BY: CO	WILBURN JOSEPH L SR P O BOX 376 HITCHCOCK, TX 77563	WILBURN JOSEPH L SR	HOUSE & IMPROVEMENTS

Protest Number 4328 Case Number 2026-00205 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 10000, THE APPRAISED IMPROVEMENT VALUE IS 117440, THE MARKET VALUE IS 127440

Hearing Minutes

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R006031960 GEO ID: 20470-00450-60000-000000 APPR BY: SH/WB	WILBURN JOSEPH L SR P O BOX 376 HITCHCOCK, TX 77563	WILBURN JOSEPH L SR	

Protest Number 4329 Case Number 2026-00205 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 0, THE MARKET VALUE IS 104200

Hearing Minutes

MONDAY, JUNE 22, 2026

MEMBERS PRESENT JERRY PICKARD JR. SERVED AS MEMBER. RONALD RAY SERVED AS SECRETARY
MEMBERS ABSENT JESSE WATSON.
OTHERS PRESENT OTHER MEMBERS WERE PRESENT INCLUDE YVETTE HOLMAN (ARB COORDINATOR),TINA FORD (CHIEF APPRAISER/RPA), CAROLE OLIVER RPA.

CALL TO ORDER DANIEL DRUCTOR

Protest Status SETTLED ORDER DETERMINED

Property Identification	Taxpayer	Protest Contact	Legal Description
PROP ID: R006032148 GEO ID: 21640-00110-10000-000000 APPR BY: SH	POWERS MITCH & KAREN C POWERS TRANSFER ON DEATH C/O SAMANTHA FABRE & JAMES CODY POWERS 239 WOOD LN PINELAND, TX 75968	POWERS MITCH & KAREN C POWERS	MODULAR HOUSE

Protest Number 4273 Case Number 2026-00184 Hearing Time 11:00 AM

Reason for Protest VALUE IS OVER MARKET VALUE / VALUE IS UNEQUAL WHEN COMPARED WITH OTHER PROPERTIES, PROPERTY DESCRIPTION IS INCORRRECT

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 39410 FROM THE CAD VALUE OF 77400

Hearing Minutes

Daniel D — **Board Chairman**

10-13-26 — **Date**

Ronald D Ray — **Secretary**