

**GREGG APPRAISAL DISTRICT
APPRAISAL REVIEW BOARD
MINUTES**

The Appraisal Review Board of the Gregg Appraisal District met Wednesday, June 27, 2018, at 8:30 a.m. at 4367 W. Loop 281, Longview, Texas with a quorum to wit:

Members Present: Trudy Godsey, Chairman
Oscar Polk, Secretary
Joel Smith, Member
Robyn Kemp, Member
Pamela DeCeault, Member
Harold LeTourneau, Member
Jonathan Cromer, Member

Members Absent: Richard Manley, Member
Darlene McCray, Member

Also present were: Libby Neely, Chief Appraiser
Mark Cormier
Doug May
Sheena Butler
Cory Bundick
Josh Payne
Patti Coppedge
Stephanie Bennett
Debi Holderby

AGENDA ITEM #1: CALL TO ORDER

Chairman Godsey, called the meeting to order.

AGENDA ITEM #2: DETERMINATION OF QUORUM

Chairman Godsey, determined there was a quorum present.

AGENDA ITEM #3: CONSIDER APPROVAL OF MINUTES

No minutes to approve

AGENDA ITEM #4: PUBLIC HEARINGS ON TAXPAYER PROTESTS

*The following protests were heard by Panel "A" and recommendations were made:
(Panel "A" – Godsey, Cromer, Kemp, LeTourneau)*

2018-1125-Parkview Estates Apartments LLC-102675

Cromer-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$2,098,240

Godsey-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$2,098,240

2018-721-EST Texas Four LP-114460-Written Testimony

Cromer-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$1,163,740

Godsey-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$1,163,740

2018-696-Thomas-Naifeh Building Partnership-56805-Written Testimony

Godsey-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$1,014,890

Godsey-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$1,014,890

2018-722-Shelton Development Company Occupancy-180129-Written Testimony

Godsey-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$810,450

Godsey-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$810,450

2018-956-Excel Properties-34638-Written Testimony

Godsey-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$618,120

Godsey-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$618,120

2018-955-Pyle Larry A Tre-25196-Written Testimony

Cromer-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$200,440

Cromer-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$200,440

2018-868-Autozone Parts Inc-1516059-Written Testimony

Cromer-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$674,530

Cromer-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$674,530

2018-872-Autozone Inc #1301-16760-Written Testimony

Godsey-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$405,160

Godsey-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$405,160

2018-21-Toups Eric J-36735-Written Testimony

Godsey-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$172,530

2018-877-Autozone Inc #1301-101470-Written Testimony

Cromer-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$320,970

Cromer-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$320,970

2018-873-Auto Shack Inc-32945-Written Testimony

Godsey-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$458,650

Godsey-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$458,650

*The following protests were heard by Panel "B" and recommendations were made:
(Panel "B" – Polk, DeCeault, Smith)*

2018-30-H4S Investments LLC-72650

DeCeault-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$78,720

2018-2406-Target Stores #2283-80119-Written Testimony

DeCeault-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$3,170,740

DeCeault-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$3,170,740

DeCeault-Made a recommendation, on the matter of Other, to be denied

2018-2405-Kohls-203070-Written Testimony

Polk-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$2,299,730

Polk-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$2,299,730

Polk-Made a recommendation, on the matter of Other, to be denied

2018-879, 884, 883-Chick-Fil-A-92258, 979818, 979574-Written Testimony

DeCeault-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$208,230 on 92258

DeCeault-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$208,230 on 92258

DeCeault-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$501,570 on 979574

DeCeault-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$501,570 on 979574

DeCeault-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$155,790 on 979818

DeCeault-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$155,790 on 979818

2018-805-SFP Pool Seven-192258-Written Testimony

Polk-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$1,982,660

Polk-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$1,982,660

Polk-Made a recommendation, on the matter of Other, to be denied

2018-865-Chick-Fil-A Inc-87032-Written Testimony

Polk-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$851,190

Polk-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$851,190

2018-866-Chick-Fil-A Inc-198462-Written Testimony

Polk-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$773,080

Polk-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$773,080

2018-881-Sheldon Family PTNP LTD-194920-Written Testimony

Polk-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$216,930

Polk-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$216,930

2018-1180-Academy-185721-Written Testimony

DeCeault-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$3,604,820

DeCeault-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$3,604,820

The following protests were heard and decisions made by the "Full" Board

2018-1432-Long Lawrence Allan-200146-Written Testimony

Polk-Made a motion, on the matter of Incorrect Appraised (Market) Value, to set the value to \$972,130
2nd-Cromer

Vote: Yes-Godsey, Deceault, Smith, Kemp, Polk, Letourneau, Cromer Absent-Manley, McCray

Polk-Made a motion, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$972,130

2nd-DeCeault

Vote: Yes-Godsey, Deceault, Smith, Kemp, Polk, Letourneau, Cromer Absent-Manley, McCray

2018-30-H4S Investments LLC-72650

DeCeault-Made a motion, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$78,720

2nd-Smith

Vote: Yes-Godsey, Deceault, Smith, Kemp, Polk, Letourneau, Cromer Absent-Manley, McCray

2018-21-Toups Eric J-36735-Written Testimony

Godsey-Made a motion, on the matter of Incorrect Appraised (Market) Value, to set the value to \$172,530
2nd-Kemp

Vote: Yes-Godsey, Deceault, Smith, Kemp, Polk, Letourneau, Cromer Absent-Manley, McCray

The following protest was heard by a panel and recommendations were made (Godsey, Kemp, Smith)

2018-296-Matula David A-114400-Written Testimony

Godsey-Made a recommendation, on the matter of Incorrect Appraised (Market) Value, to set the value to \$56,000

Godsey-Made a recommendation, on the matter of Appraisal Ratio Exceeds Median Level of Appraisal (Unequal) to set the value to \$56,000

AGENDA ITEM #5: CONSIDER DETERMINATION OF "GOOD CAUSE" REQUESTS

No Good Cause

AGENDA ITEM #6: CONSIDER TABLED PROTESTS

No tabled protests

AGENDA ITEM #7: CONSIDER APPROVAL OF CORRECTIONS & SUPPLEMENTS TO APPRAISAL ROLLS

No supplements and corrections to approve

AGENDA ITEM #8: ADJOURN

Adjourned 7:21 p.m.

Chairman

Secretary