

BAYLOR COUNTY APPRAISAL DISTRICT

211 N. Washington Street

Seymour, Texas 76380

July 5, 2023

Minutes of the Baylor County Appraisal District Review Board Meeting on Wednesday, July 5, 2023, located at the Baylor County Appraisal District Office at 211 N. Washington Street, Seymour, Texas 76380.

Present at the meeting were ARB members Bill Townley, Nick Lemmond, and Dianne Jackson. Also in attendance was Paula Vaden and Charlotte Neill. Bill Townley, Chairman, called the meeting to order at 9:00 a.m.

There were no public comments.

The June 12, 2023 minutes were reviewed and a motion was made by Nick Lemmond to approve the minutes from the June 12, 2023 meeting and it was seconded by Bill Townley and approved by the Board.

Before each protest, Chairman Bill Townley read a statement in which it was stated that the ARB members were not employees of the Appraisal District, but individuals appointed to independently perform a review of the protest. They were informed that there is a voluntary survey they may complete and also an appeal of the ARB's decision and that information would be provided to them. In addition, each ARB member and protester signed a Conflict of Interest document indicating that the property had not been discussed between either of the parties. In addition, an ARB Committee Affidavit was signed.

1. **Darcy and Thomas White appeared to protest their appraisal of their property at 824 Alexander Road.** They said the property went up 12% in 2022 and 25% in 2023. They showed comps and Charlotte explained how tax works and how it is calculated. They had had an informal with Charlotte with no changes to the 2023 appraised amount. Nick made a motion to accept the 2023 rate of \$207,800. Dianne seconded the motion and Bill agreed and the motion was approved.
2. **Bill Brown was scheduled for a protest but was a no show.**

3. **Tramella Shropshire appeared to protest her appraisal of 982 Mesquite Loop at Lake Kemp.** She said that there was no water on that part of the lake and there was no wood deck and she did not believe the place was worth the 2023 appraisal amount. Dianne made a motion to leave the 2023 appraisal as is at \$54,720, Nick seconded the motion and Bill agreed and the motion was approved.
4. **Charles Piatt discussed his lake property appraisal at 745 Cowboy Circle and compared it to others; however, his property was larger.** He had an informal with Charlotte and it was brought down to \$66,650. Mr. Piatt thought that it should be reduced more. Nick made a motion to leave it at the 2023 reduced appraisal amount of \$66,650 and Dianne seconded and Bill agreed and the motion was approved.
5. **Cynthia Wallace appeared to protest her property appraisal at 506 N. Stratton.** She noted that it had doubled from \$2,250 in 2022 to \$4,500 in 2023. She said that there were no improvements that justified the increase. It was explained that land values had not been raised in 17 years and it was under state market value. Dianne made a motion to keep the 2023 appraised amount of \$4,500, Nick seconded and Bill agreed and the motion was approved.
6. **Shana Brock appeared before the ARB to protest her property appraisal at 679 Quail Ridge Road.** She said that there had been no major remodel as painting and replacing the roof were the only improvements made and that there were no water lines to the property. She felt it was fair to stay at the 2022 appraisal of \$55,280. Charlotte worked with the numbers and offered a 2023 appraisal amount of \$65,850, decreased from the \$107,780 amount. Bill made a motion to accept the \$65,850 appraisal amount for 2023 and Nick seconded and Dianne agreed and the motion as approved.
7. **Melissa Brooks came before the ARB to protest the amount of the 2023 appraisal amount of \$103,59 for her property at 171 Willingham Loop at Lake Kemp.** She told the ARB that there had been very few improvements other than a metal roof, that the back deck fell through and that it is a one bedroom with no closets or storage. Charlotte worked with the numbers and offered a 2023 appraisal of \$99,750. Nick made a motion to accept this \$99,750 appraisal amount, Bill seconded and Dianne agreed and the motion was approved.
8. **Manda Bricker came to protest the 2023 appraisal on her property located at 3702 W. Highway 82.** The 2022 appraisal was \$246,330 and the 2023 appraisal that she questioned was \$445,780. She noted that the log home had many structural issues and

she brought pictures to show evidence of needed repairs. She proposed a \$300,000 appraisal of the property. She had completed an informal and she was offered the amount of \$350,810. Bill made a motion to accept the \$350,810 appraisal and Dianne seconded and Nick agreed and the motion was approved.

Manda Bricker also wanted to protest her property located at 1888 HWY 114 in the amount of \$301,650 for 2023. She said that the house is not livable as it has rotting outside exterior and black mold in the vents with snakes and rats inside; however, her son lives in one portion of it. Charlotte came back with a reduced appraisal of \$135,460 for the house with no changes in the lot amount. Bill made a motion to accept the \$135,460 appraisal and Nick seconded and Dianne agreed and the motion was approved.

9. **Suzanne Redder and John Marshall protested the appraisal for their property located at 202 N. Washington.** The appraisal for 2023 was \$32,720 as opposed to the 2022 appraisal of \$18,290. Ms. Redder said that the property was not in good shape and the roof leaks even after repairs. Mr. Marshall suggested a \$22,000 appraisal amount. There were comparisons to like properties and Charlotte had already given it a 70% depreciation. Bill made a motion to stay at the 2023 appraisal of \$32,720, Nick seconded and Dianne agreed and the motion was approved.

10. **David Mailhos protested the appraisal of his property located at 1005 N. Tackitt for the amount of \$9,260.** He said that the unlivable house is to be torn down and the appraisal was only \$1,650 in 2022. Charlotte reduced the depreciation to 98% which lowered the 2023 appraisal to \$4,250. Bill made a motion to accept the 2023 of \$4,240, Nick seconded and Dianne agreed and the motion was approved.

David Mailhos also protested his appraised property on 704 N. Stratton of \$9,490. He said that it had a leaking roof and animals got inside and pretty much destroyed it; however, he did put in a storm door and had restored the electricity. The appraisal was changed to \$6,120 for 2023 and Bill made a motion to set the 2023 appraisal at \$6,120 and Nick seconded, Dianne agreed and the motion was approved.

Bill made a motion to adjourn for lunch at 12:25 and return at 1:15. Dianne seconded the motion, Nick agreed and the ARB adjourned for lunch.

Bill called the ARB meeting back to order at 1:15.

11. **Donnie Harrington protested the appraisal of his 366.7 acreage property which was \$11,140 in 2022 and \$14,930 in 2023.** It was noted that with his agriculture exemption his taxes only went up \$71.65 and his shed was 25% depreciated. It was explained that when land goes up in value, so does the Ag exemption. Dianne made the motion to accept the 2023 appraised rate of \$14,930, Nick seconded the motion, Bill agreed and the motion was approved.

12. **Toby Henderson protested his property appraisal of 117 S. Main at \$142,820.** He said that he sells beef out of the property once a month and that it is not worth the appraisal amount. He had not had an informal and Charlotte worked with the numbers and got the appraisal down to \$137,630. Bill made a motion to accept this \$137,630 appraisal and Nick seconded and Dianne agreed and the motion was approved.

Mr. Henderson also wanted to protest the appraisal amount for the lot that the building sits on at 117 S. Main. It was \$8,180 last year and this year it was appraised at \$12,500. It was noted that land has doubled in price and that there has been no raise in it in 12 years or more. Dianne made a motion to accept the appraisal of the lot at \$12,500, Bill seconded and Nick agreed and the motion was approved. Mr. Henderson was given information to appeal this decision.

13. **Johnny and Jeanette Holub protested their appraised property located at 1056 W. Highway 82 with the house being \$174,570.** They reported that it was a three bedroom not a four as listed, that the roof was bowed, it had foundation issues, cracks in the walls and they had to get flood insurance for it. There had been an informal and it was lowered to \$136,670. Charlotte changed it from a four bedroom to a three and brought the house (building) down to \$127,860. Dianne made a motion to accept the \$127,860 amount, Nick seconded the motion and Bill agreed and the motion was approved.

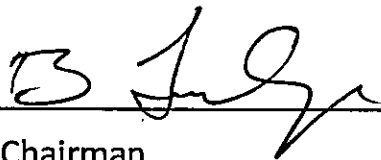
Johnny and Jeanette Holub also protested their property at 1080 W. Highway 82 and \$255,110 for the house not including property. Three comparables were reviewed. The Holubs noted that there are water issues inside and foundation issues and the plumbing had to be completely redone. They had an informal and were offered \$183,180 for the house. Nick made a motion and Dianne seconded and Bill agreed and the motion passed to leave the property at the informal appraisal of \$183,180.

14. **Pat Simek protested the property appraisals of his properties.** He felt it was an unfair amount of increase. Mr. Simek was informed that those property appraisals had not been raised in 12 to 15 years and in his case, 26 years. Past appraisals were pulled and shown to Mr. Simek. Nick made a motion to accept the properties at the 2023

appraisal amounts and Dianne seconded and Bill agreed and the motion passed to accept all of his properties at the 2023 appraisal.

15. **Brad and Keri Hammock protested their property appraisal located at 3922 CR 416 for \$71,450 .** They said the siding and stucco on the house needs work such as windows replaced, etc. and is in fairly poor shape. Charlotte reduced the appraisal to \$39,970. Nick made a motion to accept the new appraisal amount on the structure at \$39,970, Dianne seconded and Bill agreed and the motion was approved.
16. **Santa Rosa was scheduled** for a protest meeting; however, they were called at the appointed time and there was no answer.
17. **Vicki Talley protested her property located at 610 W. Reiman** with the appraisal of the structure being \$103,430 and the land at \$12,060 for 2023. Ms. Talley said that this house is not worth that appraisal amount and needs a great amount of work completed on it. Charlotte re-ran the numbers and lowered the appraisal on the house to \$54,640 with the land staying the same at \$12,060 for a total of \$66,700. Nick made a motion to accept the total amount of \$66,700 for the property and Bill seconded, Dianne agreed and the motion was approved.
18. **Linda Shivers protested the appraisal of her property located at 152 Waggoner Rd on the lake, appraised at \$168,290.** She said that there was a lot of damage to the property and showed pictures of the damage. She had an informal and the appraisal was reduced to \$127,230 but she did not accept it. She was shown comps of similar properties. Nick made a motion to accept the \$127,230 appraisal for 2023 and Bill seconded and Dianne agreed and the motion was approved.

A motion was made to adjourn the meeting at 4:54 by Bill and Nick seconded and Dianne agreed. The ARB is to return tomorrow at 9:00 for another day of protests.



ARB Chairman

July 19, 2023



ARB Secretary

July 19, 2023