

BAYLOR COUNTY APPRAISAL DISTRICT
211 N. Washington Street
Seymour, Texas 76380
July 6, 2023

Minutes of the Baylor County Appraisal District Review Board Meeting on Wednesday, July 6, 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 were Paula Vaden and Charlotte Neill. Bill Townley, Chairman, called the meeting to order at 9:04 a.m.

There were no public comments.

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. Fred Reder appeared to protest the appraisal of his property at 657 W Pony Creek Circle at Lake Kemp at \$38,080. He said the property went from \$9,590 in 2022 to \$38,090 in 2023. He showed pictures and said that there is only shallow water and properties are not selling. Charlotte increased the depreciation rate on the residence and shed and listed the property at \$22,390 for the 2023 appraisal. Dianne made a motion to accept the 2023 rate of \$22,390, Bill seconded and Nick agreed and the motion was approved.**
- 2. The next protest was for Sonic on 901 N. Main; however, the owner chose not to attend the meeting or be called and asked for a decision based upon the Marshall and Swift Cost Data Report which yields a value of \$141,110. The board discussed that the building had recently been remodeled and Nick made a motion to leave the 2023 appraisal at \$178,380. Bill seconded the motion and Dianne agreed, and the motion was approved.**

3. **Denna Baron appeared to protest her appraisal of 306 N. Tackitt.** She said that it was uninhabitable, needs rewired and although she has tried to do a little work, it's still not livable. It was appraised at \$29,760 for 2023 and Charlotte had some comps to review, and based on the condition it already had an 80% depreciation rate. Nick made a motion to accept the 2023 appraisal of \$29,760. Bill seconded the motion, Dianne agreed and the motion was approved.
4. **United Grocery had already had an informal and the amount of the 2023 appraisal was \$594,990.** Bill made a motion to accept the 2023 appraisal amount of \$594,990, Nick seconded and Dianne agreed and the motion was approved.

United Pharmacy had an appraisal of \$217,060 and was settled for a 2023 appraisal of \$177,870. Nick made a motion to accept the 2023 appraisal of the pharmacy at \$177,870 and Bill seconded and Dianne agreed and the motion was approved.

Allsup's North was appraised at \$402,620 but was settled for a 2023 appraisal amount of \$364,510. Dianne made a motion to accept the 2023 appraisal amount of \$364,510, Nick seconded and Bill agreed and the motion was approved.

Allsup's South was appraised at \$189,700 but was settled for a 2023 appraisal amount of \$122,600. Bill made a motion to accept the appraisal amount of \$122,600 and Nick seconded, Dianne agreed and the motion was approved.

5. **Shan Slaggle appeared to protest his property appraisal at 5441 CR 212.** He said that there are many issues with the house and that the shed is not there. After taking off the shed and depreciation increased the 2023 appraisal amount was \$15,730. Dianne made a motion to accept the 2023 appraised amount of \$15,700, Nick seconded and Bill agreed and the motion was approved.

There was a discussion of two of Shan Slaggle's properties that adjoined and a motion was made by Bill to accept the 2023 appraisal value of \$10,000, Nick seconded, Dianne agreed and the motion was approved.

Shan Slaggle also protested his property appraisal at 703 Reeves, appraised at \$53,480. He said that there was hail damage on the roof although it was metal. Comps were reviewed of three properties with similar square footage. Nick made a motion to

keep the 2023 appraisal at \$53,480, Dianne seconded and Bill agreed and the motion was approved.

Shan Slaggle also protested his property appraisal of 701 Reeves with an appraisal of \$107,000. Comparables were reviewed and Nick made a motion to keep the 2023 appraisal at \$107,000 and Bill seconded and Dianne agreed and the motion was approved.

There was very little issue with Shan Slaggle's property located at 621 Washington and Bill made a motion to accept the \$12,300 2023 appraisal and Dianne seconded, Nick agreed and the motion was approved.

Shan Slaggle's property was reviewed of a concrete lot on the corner of California and Washington in the 2023 appraisal amount of \$12,300. Shan said it was 50 years old and doubling it was too high. It was noted that it was commercial property and that it was depreciated. Dianne made a motion to stay at the 2023 appraisal of \$12,300, Bill seconded, Dianne agreed and the motion was approved.

Shan Slaggle protested his property located at 621 N. Washington with an appraisal of \$70,150. He said it was only used as storage and he had to spray foam and use tin to keep it from leaking and that the 2022 appraisal was a big increase. Charlotte lowered the depreciation and the amount of \$67,700 was reached. Nick made a motion to accept the new 2023 appraisal amount of \$67,700 and Bill seconded and Dianne agreed and the motion was approved.

6. **Joshua and Kourtney Kouns appeared before the ARB to protest their property appraisal at 1101 CR 127 in the amount of \$559,720.** William Townley excused himself for conflict of interest. They had made calculations of their own which they handed out. They said that there were leaks and it needs many improvements and they are trying to get the builder to fix them. Nick noted that with the information that we have and comparables, that the appraisal is fair. Nick made a motion to accept the 2023 appraisal of \$559,720 and Dianne seconded, and the motion was approved. If changes are to be made they can come back on July 19th and 3:30 to let the ARB review it further.
7. **Richard Dodd appeared before the ARB to protest the land increase in his appraisal amount of \$5,760 in 2023 from \$4,640 in 2022 on the Robert Dodd property located at 781CD RD 465.** He told the ARB that he did not think the land value should have increased that much and he discussed property located in Throckmorton and Bomarton. Nick informed him that land increased across the board. Nick made a motion, Bill

seconded and Dianne agreed and the motion passed to leave the land value at the 2023 appraisal of \$5,760.

Bill made a motion to adjourn for lunch at 12:15 and return at 1:15. The motion was approved.

Bill called the meeting to order at 1:15 and Phillip Thornton from the Eagle Appraisal Service joined the meeting.

8. **Brian Hollenbaugh came to protest the 2023 appraisal on his property located at 5381 Herring Pint Circle at Lake Kemp in the amount of \$68,850.** He said that he bought the property in 2021 and there had been no structural changes. It is a cabin, not a house. The roof leaks and there are cracks in the foundation and there is only half a roof on the shed. He said that it does not have a fireplace, but a wood burning stove. Nick explained how the number was arrived and that last year the 2022 appraisal amount of \$5,960 was not really accurate. Charlotte worked on some depreciation and arrived at a 2023 appraisal of the property of \$23,640. Nick made a motion to approve the 2023 appraisal amount of \$23,640 and Bill seconded and Dianne agreed and the motion was approved.
9. **Dudley Keith protested his property located at 10507 Hwy 114 in the amount of \$16,160 for 2023.** He said that the trailer was practically unlivable and he resides in one end of it. Charlotte worked on the numbers and depreciation and a 2023 appraisal amount of \$9,150 was determined. Nick made a motion to accept the 2023 appraisal of \$9,150 and Bill seconded and Dianne agreed and the motion was approved.
10. **Otto and Stephanie Obenhaus protested the appraisal for their property located at 5407 Herring Point Circle at Lake Kemp in the amount of \$81,870.** They bought the property one year ago. They said that the wood was rotted on the porch and it is just now livable with a bathroom repaired. They had an informal offer of \$65,650 but thought the appraisal should be lower. Charlotte worked with the numbers and depreciation and the 2023 appraisal amount of \$52,830 was made. Nick made a motion to approve the 2023 appraisal amount of \$52,830 and Dianne seconded and Bill agreed and the motion was approved.
11. **Michael and Mary Harrison Knezek protested the appraisal of their property located at 601 E. Pecan for the amount of \$6,380.** The Knezeks said that taxes are killing Seymour and the tax appraisal has doubled. This property was already 95% depreciated and it

was explained by Mr. Thornton that the state is telling Baylor County to get the taxes up to state expectations and that this property has not been appraised in quite a few years. Nick made a motion for the 2023 appraisal of \$6,380 and Bill seconded and Dianne agreed and the motion was approved.

The Knezeks also protested the appraisal of their property at 607 W. Pecan in the amount of \$11,590. This property was already depreciated 95%; however, Charlotte depreciated the shed also at 95% as opposed to 80%. This brought the 2023 appraisal to \$11,080 and Nick made a motion to accept the 2023 appraisal of \$11,080 and Bill seconded, Dianne agreed and the motion was approved.

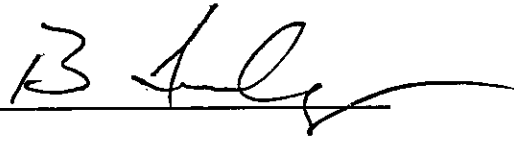
The Knezeks also protested their lots located at 511 E. Pecan in the 2023 appraisal amount of \$5,040 and \$5,000. It was determined that they were coded wrong. They were changed to the 2023 appraisal of \$2,000 and the small lot at \$1,800. A motion was made by Nick to accept the 2023 appraisal amount of \$2,000 and \$1,800 it was seconded by Bill, agreed by Dianne and the motion was approved.

The Knezeks also discussed their land of 6.5 acres and 4 acres; however, it had not changed in the appraisal amount due to the ag exemption. Nick made a motion and Bill seconded and Dianne agreed to keep the 6.5 acreage and 4 acres at the 2023 appraisal of \$1,050 and \$640 respectfully, and the motion was approved.

12. **Sid Winn protested his 2023 appraised property 1202 Lawn.** He asked the criteria for serving on the ARB Board and showed comps of similar properties. He was asked how much he'd appraise this property for and Sid said \$98,000 and that he does not like the comparisons that she had. Sid accused Charlotte of not calling him back for another informal and due to his attitude she excused herself from the meeting and Phillip took over as the appraisal representative. Nick made a motion to keep the 2023 appraisal at \$118,050 and Dianne seconded the motion and Bill agreed and the motion was approved.

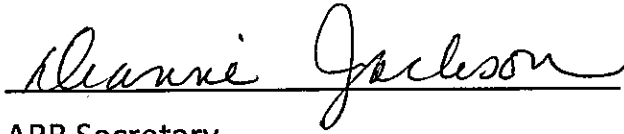
Sid Winn also protested his property located at 700 W. Reiman valued at \$285,310. Phillips explained depreciation and Paula showed comparable comps. It was explained that not much can be done to reduce the appraisal; however, a 2023 amount was set at \$283,820. Dianne made a motion to accept the 2023 appraisal at \$283,820 and Nick seconded and Bill agreed. The motion was approved.

A motion was made to adjourn the meeting at 5:07 by Bill and Nick seconded and Dianne agreed. The ARB is to return tomorrow at 9:00 for another day of protests.



July 19, 2023

ARB Chairman



July 19, 2023

ARB Secretary