

BAYLOR COUNTY APPRAISAL DISTRICT

211 N. Washington Street

Seymour, Texas 76380

July 7, 2023

Minutes of the Baylor County Appraisal District Review Board Meeting on Wednesday, July 7, 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 Phillip Thornton.

Bill Townley, Chairman, called the meeting to order at 9:08 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. **Barbara Moore protested the appraisal of her property at 100 S. Cedar at \$84,010.** She said that it is a rental and other than painting, no other improvements have been completed and the porch is rotted. She said that there is no industry in Seymour and renters can't pay large amounts for these rentals. Phillip worked with the depreciation and it was appraised at \$77,250. Bill made a motion to accept the 2023 appraisal amount of \$77,250 and Dianne seconded and Bill agreed and the motion was approved.

Ms. Moore protested her property located at 405 N. River at a 2023 appraisal of \$73,810. She said that it needs a great deal of improvements and the only one had been a metal roof. It was depreciated at 50% and it was determined that the 2023 appraisal of \$37,900 was fair. Bill made a motion to accept the 2023 appraisal at \$37,900 and Dianne seconded and Nick agreed and the motion was approved.

Ms. Moore protested the 2023 appraisal of her property located at 800 N. Foley of \$38,640. She was shown comps and her property already had 60% depreciation. It was determined that it was in-line with other like properties. Nick made a motion to accept the 2023 appraisal at \$38,640 and Bill seconded and Dianne agreed and the motion was approved.

Ms. Moore protested the 2023 appraisal of her property located at 607 N. East St. at \$44,810. She said that the property is not rented and it is uninhabitable and it needs plumbing work. The 2023 appraisal was reduced to \$36,710 and Bill made a motion to accept this amount, Nick seconded and Dianne agreed and the motion was approved.

Ms. Moore protested the 2023 appraisal of her property located at 507 S. Donald. She said that it has a shop in back for storage and it was rented. It was already depreciated and Nick made a motion to keep the 2023 appraisal at \$54,740 and Dianne seconded and Bill agreed and the motion was approved.

Ms. Moore was accepting of the appraisal of her lot on California St., although it doubled in price. Bill made a motion to keep the appraisal at \$840 and Nick seconded and Dianne agreed and the motion was approved.

Ms. Moore protested her property located at 411 W. Custer for \$33,820. She said that it has a rear entry garage and it was not square footage of the house. Paula changed the appraisal to \$32,690. Nick made a motion to accept the \$32,690 and Bill seconded and Dianne agreed and the motion was approved.

Ms. Moore protested her property located at 709 W. California with a 2023 appraisal of \$34,260. Some comparables were pulled and depreciation was changed and the 2023 appraisal amount was offered at \$27,740. Bill made a motion to accept this \$27,740 2023 appraisal and Nick seconded and Dianne agreed and the motion was approved.

Ms. Moore said her lot at 608 Alma Lane was doubled from last year, this year's appraisal being \$830 but she was okay with it and Nick made a motion to accept the \$830 appraisal for 2023 and Dianne seconded, Bill agreed and the motion was approved.

Ms. Moore protested the appraisal of her home located at 603 Alma Lane for \$190,610. She was given comps and the 2023 amount was lowered to \$177,550. Bill made a motion to accept the 2023 appraisal at \$177,550 and Dianne seconded, Nick agreed and the motion was approved.

Bill made a motion to adjourn for lunch at 11:14 and return at 1:00. Dianne seconded the motion, Nick agreed and the ARB adjourned for lunch.

Bill called the ARB meeting back to order at 1:00.

2. **Marcus and Shelby Correale protested their property appraisal located at 607 W. McLain with the land being appraised at \$21,120.** Comparables were reviewed and it was noted that part of the property is unusable. Mr. Correale thought that his land should be equal to properties located in the Aldridge addition. Robert said how the state was trying to move from acreage to square feet for appraisals of land. Paula brought in more comparables. The land was changed from \$21,120 to \$11,520. Nick made a motion to accept the 2023 appraisal for the land at 607 W. McLain at \$11,520 and Bill seconded and Dianne agreed and the motion was approved.

3. **Mr. Harmel and his wife Susan and Bob Barland appeared before the ARB to protest all of Mr. Harmel's land at the 2023 appraisal rate.** It was explained that as land goes up, so does the Ag exemption, therefore, Mr. Harmel's tax increase will not be substantial. Numerous lands were reviewed individually and all were kept at the 2023 appraisal rate except for one piece of land on Thena Farr Rd. which was reduced to \$4,310 from \$10,490. Bill made a motion to keep all the Harmel land at the current 2023 appraisal rate other than the one change to \$4,310 and Nick seconded and Dianne agreed and the motion was approved.

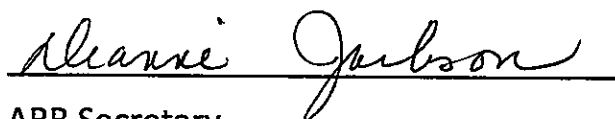
The ARB members were reminded of the next meeting on July 19th at 9:00 a.m.

Bill made the motion to adjourn the meeting at 2:50 and Dianne seconded and Nick agreed.



July 19, 2023

ARB Chairman



July 19, 2023

ARB Secretary