

BAYLOR COUNTY APPRAISAL DISTRICT
211 N. Washington Street
Seymour, Texas 76380
July 19, 2023

Minutes of the Baylor County Appraisal District Review Board Meeting on Wednesday, July 19, 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 and Dianne Jackson. Nick Lemmond was not present for the meeting until later in the day. Also in attendance were Paula Vaden and Charlotte Neill. Bill Townley, Chairman, called the meeting to order at 9:00 a.m.

The minutes for July 5th, 6th and 7th, 2023 were read and Dianne made a motion to approve the minutes and Bill seconded and the minutes for July 5,6,7, 2023 were approved.

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.

At 9:15 a.m. Jake Willden appeared to protest the 2023 appraisal of several of his properties.

1. The first property he protested was one half acre with a small house which was uninhabited and in poor shape. The 2022 appraisal was \$4,200 and the 2023 appraisal was \$21,320. Jake said that no improvements were made on the property and it was not worth the appraisal amount. There was a mistake and, as a result, utilities and lake lease was taken off. The 2023 appraisal amount was now \$4,450. Dianne made a motion to accept the 2023 rate of \$4,450, Bill seconded and the motion was approved.
2. **The next property protested by Jake Willden was 7489 W. Highway 82.** Jake approved of the house value but was protesting the land going from \$660 in 2022 to

\$5,760 in 2023. He questioned why the land went up \$5,000 and said that it was an unreasonable amount. It was explained that utilities on the site raised it and there were no alternatives to reduce that amount. Bill made a motion to keep the land at the 2023 appraisal rate of \$5,760 and Dianne agreed, and the motion was approved.

3. **Jake's next protest was on his property located at 4462 CO RD 140 for \$112,800 in 2023 up from \$87,130 in 2022.** Jake said that it was an unreasonable change since there were no improvements. Charlotte had some comparables to look at and Paula noted that it didn't get hit with a big utility amount due to it being coded wrong. Charlotte worked with the numbers and offered \$111,000 for the 2023 appraisal. Bill made a motion to accept the 2023 appraisal of \$111,000 and Dianne seconded and the motion was approved.
4. **The next property that Jake protested was 141 S. Hwy 283.** The property was appraised at \$95,400 in 2022 and \$123,120 in 2023. He was offered a \$81,120 amount in an informal, but still wanted to protest it. After some coding was adjusted for utilities, it was set at \$76,820. Dianne made a motion to accept the 2023 appraisal amount of \$76,820 and Bill seconded and the motion was approved.
5. **Jake's next property to protest was 720 Starlight Dr.** He said that there are many issues with the house and that it is a rundown property with 2 bedrooms and no improvements. He was given some comparables to review. The property went up from \$31,650 in 2022 to \$63,760. Charlotte had an informal and reduced the amount to \$48,280. Jake was still unhappy with that amount after further adjustments the 2023 appraisal was set at \$40,280. Dianne made a motion to accept the 2023 appraisal amount of \$40,280 and Bill seconded and the motion was approved.
6. **Jake protested his property located at 705 Stadium Dr.** Jake said that it was a decent house but his problem was with the land doubling. The 2022 appraisal was \$45,410 and the 2023 appraisal was \$72,210. With some further review, the appraisal for 2023 was reduced to \$66,570. Bill made a motion to accept the 2023 appraisal at \$66,570 and Dianne seconded and the motion was approved.
7. **Jake also protested his property appraisal of 1008 W. Custer with an appraisal of \$27,460 for 2023 as opposed to \$17,870 in 2022.** Jake said that the house was unlivable and not rentable and he used it for storage. He showed pictures of the inside and there were no walls. He had been offered \$20,920 in an informal but he still wanted to protest that amount. After the inside was noted, the 2023 appraisal was set

at \$9,440. Dianne made a motion to accept the 2023 appraisal amount at \$9,440 and Bill seconded and the motion was approved.

8. **Jake protested his appraisal of his property located at 209 E. Custer in the 2023 amount of \$115,540.** He was offered \$74,260 in an informal but he said that he paid \$35,000 for it 4 years ago and it is in an industrial part of town. The 2023 appraisal amount was set at \$64,510. Bill made a motion to accept the 2023 appraisal amount of \$64,510 and Dianne seconded and the motion as approved.
9. **Jake's next property to be protested as 501 S. Cedar. He said that it is a 2 bedroom, 1 bath that he paid \$17,000 for 8 years ago.** The 2023 appraisal was \$70,530 and comparables were shown. He said that the appraisals had continued to increase from \$35,000 to \$46,000 and now \$70,530 in the 8 years he has had it. The 2023 appraisal was set at \$59,690 and Dianne made a motion to accept this amount and Bill seconded and the motion was approved.
10. **Jake also protested the appraisal of his property located at 511 S. Donald going from \$32,390 in 2022 to \$53,140 in 2023.** He said there were no improvements made. In an informal he was offered \$41,680 but he still thought it should be lower. The appraisal was set at \$40,360 and Dianne made a motion to accept the 2023 appraisal amount of \$40,360 and Bill seconded and the motion was approved.
11. **Jake protested his property located at 1005 N. Main in the amount of \$7,500 for land only.** He said that it hadn't changed except a building had been removed. It was decided to combine 1005 N. Main and 1007 N. Main and it was arrived at a combined appraisal of \$28,410. Bill made a motion to accept this 2023 appraisal of \$28,410 for 1005 and 1007 N. Main and Dianne seconded and the motion was approved.
12. **The property located at 404 N. Foley was protested by Jake in the 2023 amount of \$78,990 up from the 2022 appraisal of \$24,220.** Charlotte was able to depreciate the property and the 2023 appraisal amount was set at \$27,670. Bill made a motion to accept this 2023 appraisal amount of \$27,670 and Dianne seconded and the motion was approved.
13. **Jake protested his property located at 502 N. Cedar which was appraised at \$33,010 in 2022 and appraised in 2023 at \$52,870.** There was a code removed and it was reduced to \$47,920 in an informal. Jake said that it is a 70 year old wood house in bad shape although it is rented. Charlotte worked with the numbers and the 2023 appraisal was

set at \$41,480. Bill made a motion to accept 2023 appraisal of \$41,480 and Dianne seconded and the motion was approved.

14. **Jake protested his property appraisal at 523 W. McClain for the 2023 appraisal amount of \$46,860 up from the 2022 appraisal amount of \$28,200.** He was offered an informal appraisal of \$41,710 but he still thought that was unreasonable. After Paula worked with the numbers, a 2023 amount of \$35,220 was set. Dianne made a motion to accept the 2023 appraisal amount of \$35,220 and Bill seconded and the motion was approved.

Bill made a motion to adjourn for lunch at 11:04 and to return at 1:00 p.m. and it was approved.

The meeting was called to order at 1:18pm. Bill Townley, Dianne Jackson, Charlotte Neill and Paula Vaden were present.

15. **James Freeman came to the ARB Board to protest his properties at Lake Kemp. The first one protested was 191 Moonshine Circle.** It was appraised for \$6,690 in 2022 and \$19,990 in 2023. In an informal he was offered a 2023 appraisal of \$17,780 but he was still unhappy with that amount. He noted that it is a fenced in lot with a covered shed. Charlotte depreciated it to 30% and 35% and the new 2023 appraisal was set at \$15,960. Bill made a motion to approve the 2023 appraisal amount of \$15,960 and Dianne seconded it and the motion was approved.
16. **The second property that James Freeman protested was 181 Moonshine Circle which was appraised at \$4,920 in 2022 and \$16,960 in 2023.** He was shown comparables and it was reduced in an informal to \$15,820 but he was not happy with this amount. Charlotte further depreciated the property to \$13,550; however, she reduced the depreciation to 40% and the 2023 appraisal was set at \$10,210. Bill made a motion to accept the 2023 appraisal amount at \$10,210 and Dianne seconded and the motion was approved.
17. **The third property that James Freeman protested was located at 186 Moonshine Circle with the 2023 appraisal of \$323,650 up from the 2022 appraisal of \$59,260.** These are two trailer houses connected with a deck. James said that there are many houses out at Lake Kemp that are nicer than this and it is a 1997 double wide mobile home. Charlotte had an informal and offered \$295,460 but he was still unhappy with that amount. With some more details on the property it was lowered to \$172,760. He was still unhappy with that amount; however, Bill made a motion to accept the 2023 appraisal of

\$172,760 and Dianne seconded and the motion was approved. James Freeman was reminded that he can still appeal this amount.

18. The final property that James Freeman protested was located at 178 Moonshine Circle which went from \$99,660 in 2022 to \$339,400 in 2023. He was offered an informal of \$278,780 but did not think this was a fair appraisal. He said that it is a 2007 trailer house and he can't get insurance to cover that appraisal amount on it. He said that there are other properties out there with a lower appraisal that are real homes and not mobile homes. Charlotte worked with the numbers and got the appraisal to \$226,910. Bill made a motion to accept the 2023 appraisal of \$226,910 and Dianne seconded it and the motion was approved. Mr. Freeman was reminded that he could still protest the appraisal and Paula would be sending him the appropriate documents to do so.

19. Heather Markham protested her property located at 420 N. Main in the amount of \$768,620 for 2023, up from \$221,420 in 2022. She said that the measurements were incorrect. She said that there was a lot of water damage and showed pictures. She had an informal and was offered \$484,740 but she still thought that the appraisal was too high. During the discussions with her, Paula went out to re-measure and the measurements were wrong. They were corrected and the 2023 appraisal was set at \$262,530. Bill made a motion to accept the 2023 appraisal of \$262,530 and Dianne seconded and the motion was approved.

At 3:33 p.m. Nick Lemmond, ARB member, joined the ARB meeting.

20. Stacey Hudson protested her property located at 195 Willingham Loop at Lake Kemp. She said that it is a 33 year old single wide trailer with mold and no deck. She said that no improvements had been made and it went from \$23,620 in 2022 to \$66,460 in 2023. Comps were shown and after working with the numbers, Charlotte was able to offer a 2023 appraisal amount of \$61,290. Nick made a motion to accept the 2023 appraisal at \$61,290 and Bill seconded and Dianne agreed and the motion was approved.

At this time Bill Townley and Charlotte McNeill excused themselves from the meeting. Mitizi Welch joined the meeting.

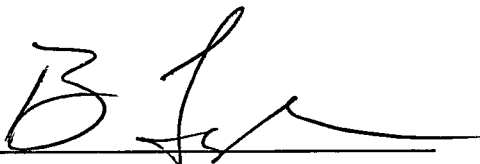
21. Joshua and Kourtney Kouns came back to the ARB from earlier this month with more information to protest their property located at 1101 CR 127. It was appraised at \$341,330 in 2022 and \$513,250 in 2023. They thanked the Appraisal Office for coming out and re-measuring their property. Kourtney Kouns told of how there was no yard or landscaping or gates; that the front door floods when it rains and that there needs to be

a partial window replacement. They are waiting on the builder to perform these functions. They felt as if there should be some depreciation since the building began in 2020. After measurements were corrected, the 2023 appraisal was offered at \$497,980 and Nick made a motion to accept this amount and Dianne seconded and the motion was approved.

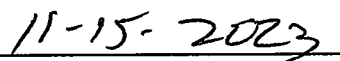
At this point, Bill Townley and Charlotte McNeill returned to the meeting and Nick Lemmond left the meeting.

22. The final protest was held by phone with Brittany Burnett, whose property was located at 1354 FM Rd. 2069 . The property went from \$68,840 in 2022 to \$231,440 in 2023. Ms. Burnett had recently purchased the property and the market price was \$299,940. It has two houses on it with 15 acres and other buildings. She said that after closing she found a lot of issues with it, including a rotted out bathroom and other rotted areas. She said that she sent pictures of it to Eagle Appraisal and they were viewed by the ARB. She said that the second house has a rat problem. After a few adjustments the appraisal was offered at \$219,560. Dianne made a motion to accept the 2023 appraisal of \$219,560 and Bill seconded and the motion as approved.

A motion was made to adjourn the meeting at 5:17 by Bill and Dianne seconded and the meeting was adjourned.



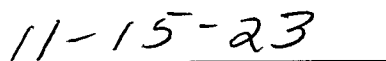
ARB Chairman



Date



ARB Secretary



Date