



Appraisal Review Board
 218 N Mount Street
 Fairfield TX 75840
 Email: arb@freestoncad.org
www.freestoncad.org

Eric Samford, Chairman
 H. Gene Reynolds Jr, Secretary
 Ron Brokmeyer
 Robert Childs
 Darla Matthews-Carroll
 Phone: 903-389-5510
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FREESTONE APPRAISAL REVIEW BOARD

NOTICE OF MEETING OF THE APPRAISAL REVIEW BOARD OF FREESTONE CENTRAL APPRAISAL DISTRICT

Notice is hereby given that the Appraisal Review Board of Freestone Central Appraisal District will meet on **July 10, 2025 at 9:00 a.m.** at the FCAD Meeting Room, 218 N. Mount Street, Fairfield, Texas 75840.

The Board will hear and determine taxpayer and taxing unit appeals on all matters permitted by TEX. PROPERTY TAX CODE.

The agenda for the meeting is as follows:

- I. Call to Order
- II. Proof of posting of notice in accordance with Chapter 551, Texas Government Code, as amended, known as the Texas Open Meetings Act
- III. Declaration of Quorum
- IV. Consideration and Action on Minutes for the Meeting of July 8, 2025
- V. Consideration and Action on any Motions
- VI. Consideration and Action on Joint Motion for Agreed Disposition of Protests
- VII. Consideration and Action on Requests for Hearing
- VIII. Consideration and Action on Scheduled Taxpayer Protests According to Exhibit A Attached
- IX. Consideration and Action on Unscheduled Taxpayer Protests
- X. Consideration and Action on Single Panel Recommendations
- XI. Public Comment
- XII. Adjournment

This notice is given pursuant to the Open Meetings Act, Chapter 551, Government Code.

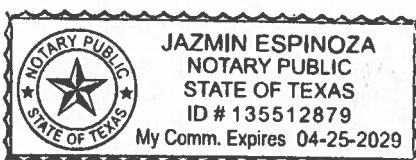
I, Carol Clark certify that this notice was posted at
 Freestone CAD Office July 2, 2025 at 9:30 aM and
www.freestoncad.org July 2, 2025 at 9:30 aM
Mr. Carol Clark

Notary Public in and for Freestone

SUBSCRIBED AND SWORN TO BEFORE ME this the 2 day of July, 2025

Jazmin Espinoza

Signature of Notary



2025 Protest List

For Freestone Central Appraisal District

Protest #	Parcel Count	Name	Appraiser	Hearing Date & Time	Appt of Agent	Requested Evidence	Appearance Type	Request Informal Conference	Request Single ARB Panel
2025651	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025652	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025653	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025655	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025656	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025657	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025658	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025659	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025660	1	R72666 - AQUA TEXAS INC	COLT	07/10/2025 9:00 am		Yes	Phone		
2025654	1	R55532 - ERNEST DONALD	COLT	07/10/2025 9:00 am		Yes	Phone		
2025613	1	R51564 - FRANKS PAUL & BEVERLY	COLT	07/10/2025 9:00 am		Yes	In Person		
2025592	1	R70253 - TATE LIVING TRUST / 09-22-2021	COLT	07/10/2025 9:00 am	Yes	Yes	Phone		Yes
2025141	1	R46736 - APPLE OUTDOOR LC	JASON	07/10/2025 10:00 am			Phone		
2025142	1	R69716 - FAIRFIELD 84 INVESTMENTS LLC	JASON	07/10/2025 10:00 am			Phone		
2025583	1	R24415 - FIRST NATIONAL BANK MEXIA	JASON	07/10/2025 10:00 am	Yes	Yes	In Person		
2025586	1	R24415 - FIRST NATIONAL BANK MEXIA	JASON	07/10/2025 10:00 am	Yes	Yes	In Person		
2025588	1	R56691 - HANESS ROBERT & CAROLINE	COLT	07/10/2025 10:00 am		Yes	In Person		
2025589	1	R60658 - HANESS TODD	COLT	07/10/2025 10:00 am		Yes	In Person		
2025582	1	R56079 - MCKIBBIN JOSEPH CORPORATION	COLT	07/10/2025 10:00 am		Yes	In Person		
2025587	1	R56079 - MCKIBBIN JOSEPH CORPORATION	JASON	07/10/2025 10:00 am	Yes	Yes	In Person		
2025584	1	R69821 - RAFFOR JONATHAN & DANIEL RAFFOR	JASON	07/10/2025 10:00 am	Yes	Yes	In Person		
2025585	1	R61130 - TEXAS FARM CREDIT SERVICES FLCA	JASON	07/10/2025 10:00 am		Yes	In Person		
2025144	1	R43893 - WARD JOHN F & LORIE M	DEBBI	07/10/2025 10:00 am			Phone		
2025145	2	R72396 - WARD JOHNNY & LORIE & GARETT & LAUR	JASON	07/10/2025 10:00 am			Phone		
2025639	1	R71278 - HASSELBACH TIM LIFE ESTATE	DEBBI	07/10/2025 11:00 am	Yes		In Person		
2025547	1	R65093 - MOODY WATER SYSTEM	COLT	07/10/2025 11:00 am		Yes	Phone		
2025641	1	R65481 - SEVILLA DANIELLE ANN	DEBBI	07/10/2025 11:00 am			In Person		
2025640	1	R66319 - SPILOTIS GEORGE	DEBBI	07/10/2025 11:00 am			In Person		
2025105	1	R73441 - TEXAN STORE PROPERTIES SERIES N INC	JASON	07/10/2025 11:00 am		Yes	Phone		
2025570	1	R68891 - TEXAS HARVEST RANCH II LLC SERIES CC	JASON	07/10/2025 11:00 am		Yes	In Person		Yes
2025571	1	R68501 - TEXAS HARVEST RANCH II LLC SERIES RE	JASON	07/10/2025 11:00 am		Yes	In Person		Yes
2025572	1	R72818 - TEXAS HARVEST RANCH II SERIES FAIRWA	JASON	07/10/2025 11:00 am		Yes	In Person		Yes
2025546	1	R70007 - V & D STORAGE EK LLC	JASON	07/10/2025 11:00 am		Yes	Phone		
2025590	1	R66178 - AGREE STORES LLC	JASON	07/10/2025 1:00 pm		Yes	In Person		
2025616	1	R73931 - FREE CARP LLC	JASON	07/10/2025 1:00 pm	Yes	Yes	Phone		

2025 Protest List

For Freestone Central Appraisal District

Protest #	Parcel Count	Name	Appraiser	Hearing Date & Time	Appt of Agent	Requested Evidence	Appearance Type	Request Informal Conference	Request Single ARB Panel
2025195	1	R65309 - GARDNER JAMES DWAIN & KHAROL	COLT	07/10/2025 1:00 pm			Phone	Yes	Yes
2025199	1	R72294 - LAUGHRIN CLINT & KALA RAE	COLT	07/10/2025 1:00 pm			In Person	Yes	Yes
2025615	1	R72250 - MDC COAST 7 LLC	JASON	07/10/2025 1:00 pm			Phone		
2025591	1	R36406 - NORTHLAND CABLE TELEVISION INC	JASON	07/10/2025 1:00 pm		Yes	In Person		
2025614	1	R74422 - STILLWATER FREESTONE LAKE LLC	JASON	07/10/2025 1:00 pm		Yes	Phone		
2025194	1	R43934 - WIGLEY CECELIA	COLT	07/10/2025 1:00 pm			In Person	Yes	Yes
202571	1	R46659 - TURNER JIMMY ALLEN & PATRICIA M	COLT	07/10/2025 1:00 pm			Phone		
2025545	1	R69124 - SMITH CHRISTOPHER R & HYEMI CHONG	DEBBI	07/10/2025 2:00 pm			Phone		
2025122	1	R66359 - TSAKIRIS LOUIS A FAMILY PARTNERSHIP L'	COLT	07/10/2025 2:00 pm		Yes	Affidavit	Yes	Yes
2025123	1	R66359 - TSAKIRIS LOUIS A FAMILY PARTNERSHIP L'	COLT	07/10/2025 2:00 pm		Yes	Affidavit	Yes	Yes
2025126	1	R66359 - TSAKIRIS LOUIS A FAMILY PARTNERSHIP L'	COLT	07/10/2025 2:00 pm		Yes	Affidavit	Yes	Yes
2025152	1	R39468 - BLANTON JEANNETTE	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025148	1	R69861 - CERTEZA JEKRIS	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025146	1	R66001 - DOBECKA RICHARD ARNOLD	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025149	1	R68380 - LOERCH ROCKY & CATHERINE	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025147	1	R57957 - MORRIS MICHAEL CASEY & LEAH MAY	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025667	1	R59618 - SALINAS ANGEL MARIO JR & VIRGINIA Y	COLT	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025151	1	R71306 - SMITH ROBERT J & MARTI L	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025153	1	R67890 - SPOONER ERIC & ALEXIS TRUSTEES OF T	DEBBI	07/10/2025 3:00 pm	Yes	Yes	Phone	Yes	Yes
2025150	1	R68598 - WEISBERG JASON BRENT & CECILIA ANN	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025154	1	R74199 - WILKING RICK & SHARON	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025155	1	R74199 - WILKING RICK & SHARON	DEBBI	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
2025668	2	R72732 - YERBY PHILIP S & CAROLA / TOD	COLT	07/10/2025 3:00 pm		Yes	Phone	Yes	Yes
202504	1	R45614 - KOZAD PROPERTIES LTD	JASON	07/10/2025 4:00 pm		Yes	Phone	Yes	Yes
202504	5	R45614 - KOZAD PROPERTIES LTD	JASON	07/10/2025 4:00 pm		Yes	Phone	Yes	Yes
2025551	1	R31233 - SANCHEZ ORLANDO	TRENT	07/10/2025 4:00 pm			Phone		
2025624	1	R74099 - BROWN FAMILY 2024 GRANTOR TRUST	JASON	07/10/2025 5:00 pm		Yes	In Person	Yes	Yes
2025568	1	R66986 - DUNN FAMILY LIVING TRUST	DEBBI	07/10/2025 5:00 pm			In Person		
2025632	1	R74887 - FAIRFIELD HALL LLC	JASON	07/10/2025 5:00 pm		Yes	In Person	Yes	Yes
2025628	1	R45346 - HART SYSTEMS INC	JASON	07/10/2025 5:00 pm		Yes	In Person	Yes	Yes
2025633	1	R74313 - MONTICELLO FAIRFIELD HOLDINGS LLC	JASON	07/10/2025 5:00 pm		Yes	In Person	Yes	Yes
2025627	1	R68985 - SHEMAI LLC	JASON	07/10/2025 5:00 pm		Yes	In Person	Yes	Yes
2025625	1	R58245 - TEAGUE MARCO PROPERTIES LLC	JASON	07/10/2025 5:00 pm		Yes	In Person	Yes	Yes
2025559	1	R69674 - VENTANA MIDSTREAM LLC	TRENT	07/10/2025 5:00 pm			Phone		
2025560	1	R69674 - VENTANA MIDSTREAM LLC	TRENT	07/10/2025 5:00 pm			Phone		

2025 Protest List

For Freestone Central Appraisal District

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2025561	1	R69674 - VENTANA MIDSTREAM LLC	TRENT	07/10/2025 5:00 pm			Phone		
2025562	1	R69674 - VENTANA MIDSTREAM LLC	TRENT	07/10/2025 5:00 pm			Phone		
2025593	1	R42607 - YELDELL J P	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025595	1	R65005 - YELDELL JACK EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025598	1	R65005 - YELDELL JACK EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025599	1	R65005 - YELDELL JACK EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025600	1	R65005 - YELDELL JACK EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025601	1	R65005 - YELDELL JACK EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025602	1	R65005 - YELDELL JACK EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025603	1	R65005 - YELDELL JACK EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025606	1	R65005 - YELDELL JACK EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025597	1	R57596 - YELDELL JONATHAN	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025605	1	R34226 - YELDELL JOYCE	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025594	1	R65006 - YELDELL PAUL	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025596	1	R65006 - YELDELL PAUL	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025604	1	R34230 - YELDELL WALTER EST	COLT	07/10/2025 6:00 pm	Yes	Yes	Phone	Yes	Yes
2025250	1	R72943 - 1717 NORFOLK LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025251	1	R72943 - 1717 NORFOLK LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025252	1	R72943 - 1717 NORFOLK LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025254	1	R72943 - 1717 NORFOLK LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025253	1	R72591 - 2212 DUNLAVY LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025257	1	R72525 - 306 STRATFORD LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025249	1	R74348 - CASAS EXPRESS LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025256	1	R74348 - CASAS EXPRESS LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025258	1	R74348 - CASAS EXPRESS LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025259	1	R74348 - CASAS EXPRESS LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025255	1	R67895 - CASAS FOR ALL LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes
2025260	1	R67895 - CASAS FOR ALL LLC	TRENT	07/10/2025 7:00 pm			Phone	Yes	Yes