

# FREESTONE COUNTY APPRAISAL REVIEW BOARD

Minutes of May 24, 2016

Meeting #2016-04

The Freestone County Appraisal Review Board met at the Freestone Central Appraisal District located at 218 North Mount, Fairfield, Texas. Board members present were Eric Samford, M J Alford, Deb Manahan and Wain Glass. Representing the appraisal district were Bud Black, Chief Appraiser; Don Awalt, Deputy Chief Appraiser; Carol Clark, ARB Clerk; and Melissa Marberry, Notary.

In the absence of the board's chairman, Mr. Samford, secretary, called the meeting to order at 1:14 p.m.

Mr. Samford requested proof of the posting of public notice of this meeting in accordance with Chapter 551, Texas Government. Mr. Black confirmed that the agenda had been notarized and posted on the front door of the appraisal district office, and on the district's website.

Mr. Samford declared a quorum of the board present and asked that each board member state their name for the record.

Consideration and action were taken on the minutes of March 10, 2016. There was a motion by Ms. Alford and a second by Ms. Manahan to approve the minutes of March 10, 2016. The motion carried.

The Board considered Staff Recommended Changes to the Certified Appraisal Rolls for Quarter Ending March 31, 2016. The report included a recap of total changes and the reason for each change. Mr. Black stated that he is required by State law to present these changes to the Appraisal Review Board and the Board of Directors. By previous action of the Appraisal Review Board, he has been given authority to make these changes if they are in agreement between the appraisal district and the property owner. Mr. Black stated that there are no outstanding protests on any of the listed properties, and all changes have been sent to the affected taxing entities for corrections to their rolls. After a brief discussion there was a motion by Ms. Alford seconded by Mr. Glass to approve the changes as presented. The motion carried with no opposition.

Mr. Black presented a notarized affidavit stating that all property in Freestone County subject to his appraisal of which he was aware had been appraised and placed on the preliminary 2016 appraisal roll and asked the Board to accept those records for review. Mr. Black also noted that in the past, the ARB had given him the authority to continue making necessary changes to the appraisal records until the date that appraisal records were approved. He requested that the Board consider granting him that same authority this year. There was a motion by Ms. Alford and a second by Mr. Glass to allow the chief appraiser to continue making necessary changes to the 2016 appraisal roll until the records are certified in July, 2016. Motion carried.

Mr. Black explained that State law requires the ARB to meet within ten days after all Notices of Appraised Value have been mailed in order to accept the appraisal records for review. Mr. Black then stated that all real estate notices were mailed on April 29, 2016 and that the business personal property and mineral/industrial/utility notices were mailed on May 20, 2016. Mr. Awalt briefly reviewed the internal ratio study analysis report in Addendum 3 of FCAD's 2016 Mass Appraisal Report. This study is based on appraised values, sale price data, and other property data collected by the District. There was a motion by Ms. Alford seconded by Mr. Glass to accept the 2016 appraisal records for review. Motion carried.

The Board heard the following protests:


Case Number	Property Owner	Action Taken
201500262	Steward Mack Est	No Change/Change of Address


There were no unscheduled tax payer protests.

There were no requests for hearing.

Mr. Black had nothing more to report in the Chief Appraiser's report.

There being no further business or public comment, the meeting was adjourned at 5:42 p.m.

  
Chairman

  
Secretary