

Marion Central Appraisal District

Appraisal Review Board

Minutes from July 2nd, 2026

ARB Protest Hearings

Present were ARB members: Kerry Blackburn, James Morris, and Brenda Wilson. Also present were Ann Lummus, Chief Appraiser, Curtis Sandefur, Appraiser, Amanda White, Appraiser, and Angela Hooten. David Ozee was absent from the meeting.

Brenda Wilson called the public meeting to order at 9:00am and established a quorum.

First on the agenda was to hear the filed 2026 protests and make a decision. No taxpayers were present at that time.

Next on the agenda was for the Board to discuss their personal property values. The appraisal district representative answered a few questions. No changes were made.

The second quarterly report was reviewed. James Morris made a motion to approve the second quarterly report, and Kerry Blackburn seconded motion. It passed.

2026211 – Todd Winn – P/4140, 41404 – 10:05am – The taxpayer stated on parcel 41404 no improvements were made to the property, except 2 RV covers. Paid \$3,880 each for those. Building and deck have been removed. The land on parcel 4140 should not go up. Sales are down right now. Requested land \$10K instead of \$10,900 and RV covers should be the price paid. The appraisal district representative stated land and market value increased. There was a schedule change on parcel 4140. The added RV covers caused the increase. The building and deck have been removed. A motion was made by Kerry Blackburn on parcel 41404 to lower the value of the RV covers to the price paid of \$3,990 each if verified with a receipt. It was seconded by James Morris and the motion passed. (The receipt was provided.) On parcel 4140 a motion was made to set land value at \$10,000 per acre. It was seconded by Kerry Blackburn and the motion passed.

2026079 – Tina and Wendell Dean Sweat – P/17075, 17073, 17074, 17091, 19197 – 10:41am – The taxpayer stated the value went up a lot on parcel 17075. It is not livable and has foundation issues. Spent \$30k on dirt work/water drainage. Requested value \$51,510. The appraisal district representative explained the circuit breaker limitation. Recommended 30% which is salvageable value. James Morris made a motion to set land value at \$20K, improvement value at \$31,060, for a total value of \$51,060. Kerry Blackburn seconded the motion, and it passed. The taxpayer stated on parcel 17073 there have been

no improvements done. Confused about the circuit breaker. The appraisal district representative explained the circuit breaker again and stated that the improvement value decreased on this parcel. No changes were made. On parcel 17074 the taxpayer asked why it is 20% more every year. The circuit breaker was explained again by the appraisal district representative. The schedules and market values were also explained. No changes were made. For parcel 17091 the taxpayer stated they spent over \$50k working on this property. No house. Just an awning shelter for vehicles. The taxpayer explained that any improvements added will be taxed per state requirement. James Morris made a motion to take the demolished property off and make the awning value \$10K for a total of \$40,360. Kerry Blackburn seconded the motion, and it passed. There was nothing requested on parcel 17197 by the taxpayer. A previous clerical error was in favor of the taxpayer. No changes were made.

2026223 – Kirk Weindorff – P/6503 – The taxpayer doesn't believe this property could be sold for the appraised value. Thinks the timber sales are not comparable to our values. Did not bring comps. Says he was offered \$88K for the property. The appraisal district representative explained the RMark 18 land schedules. It does have the timber valuation. The changed amount on the evidence page is a typo. Correct values were explained. The Board discussed price per acre adjustment. James Morris made a motion to set the total market value to \$102,500. This was seconded by Kerry Blackburn, and the motion passed.

2026260 – Tarus Green – P/6878 – The taxpayer bought this undivided interest property through an auction. Wants to know why the ag exemption was removed back before he owned it. The appraisal district representative stated that there was no timber exemption on the property from 2013 to 2021. The exemption has since been reapplied in 2022. The previous chief appraiser had required all ag exemptions on all parcels to be removed and reapplied. Market value increased. Explained this. It is still under the timber exemption. For a detailed history of this parcel the request will need to be submitted in writing. James Morris made a motion to keep as-is. It was seconded by Kerry Blackburn and the motion passed. No changes were made.

2025268 – Hilary Brown – P/18412 – The taxpayer brought this parcel in a tax sale during Covid. The Map is incorrect. She thought she was buying the empty lot next to the Hale House. Her deed and the neighboring deed both mention the same areas. Her deed says 13 & 14. Some maps show the lot order reversed causing confusion. She needs her ownership issue resolved. The appraisal district representative stated that we can request the values be adjusted but for the ownership issue she will need to see an attorney. Recommended

reducing to \$7,500 for 2025 and 2024. James Morris made a motion to set value to \$7,500 per lot for 2024, 2025, and 2026. Kerry Blackburn seconded the motion, and it passed.

2026020 – Carl and Connie Owens – P/1471, 410086 – The taxpayers stated they paid \$70K for this used Jim Walker home. The value has increased tremendously. They missed the deadline to protest last year. The appraisal district representative stated that the improvement value decreased. The land is at a lower valuation due to the neighboring land increasing their total acreage. The total market value decreased. The taxable value increased. Lowering the improvement value to \$110K would lower the taxable value. Kerry Blackburn made a motion to lower the improvement value to \$110K, land at \$157,300 for a total market value of \$267,300. James Morris seconded and the motion passed.

20240202 – Marla Keith – P/33452 – The taxpayer claims an appraisal error resulted in an appraised value exceeding one-third of the market value. The appraisal district representative requested the value of the improvement be changed to \$18,520. James Morris made a motion to set the value at \$18,520 for 2024 and 2025. It was seconded by Kerry Blackburn and the motion passed.

Next on the agenda was to approve the 2026 appraisal roll. The Board reviewed and discussed it briefly. There were no concerns. Kerry Blackburn made a motion to approve it. It was seconded by James Morris and the motion passed.

There was no one from the public present for the meeting. Kerry Blackburn made the motion to adjourn, James Morris seconded, and it was accepted by all. The meeting adjourned at 4:09pm.