

# APPRAISAL REVIEW BOARD FOR THE VAN ZANDT COUNTY APPRAISAL DISTRICT, TEXAS

Notice is hereby given that on the 16th day of May, 2023 the Appraisal Review Board of Van Zandt County Appraisal District will be in session beginning at 9:00 a.m., at 27867 West Highway 64, Canton, Texas. The specific items to be discussed are listed on the agenda, which follows and is made part of this notice.

FILED FOR RECORD

## AGENDA

MAY 09 2023

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY: \_\_\_\_\_ DEP

1. Call to order
2. Opening Prayer
3. Present Plaque to Late ARB Member's Family
4. Approve Minutes from 4/11/23 Public Hearing & 4/11/23 ARB Hearing
5. Accept the 2023 Preliminary Appraisal Records
6. Hear Following Protests (See Attached A)
7. Discussion and/or Action on Administrative or Procedural Items
8. Recess

On or before the 12th day of May, 2023 this notice was filed with the County Clerk of Van Zandt County, Texas. Notice was posted at the Van Zandt County Courthouse and at the entrance to the Van Zandt County Appraisal District Office, at 27867 West Highway 64, Canton, Texas by 5:00 p.m. on the said date.



Emily Reeves, RPA

Chief Appraiser – Tax Administrator

*Privacy & Security Notice: This agenda shall serve as notice to all attendees at the Appraisal Review Board Meetings, that the meeting room is under continual video surveillance for security purposes and separate audio recording is conducted when open meetings are in session for record retention purposes. In addition, this agenda shall serve as notice to all attendees that the Appraisal Review Board have acted to prohibit all persons (including license holders) from openly carrying a handgun in the Appraisal District's meeting room during any open meeting, pursuant to Section 30.07 of the Penal Code*

Time	Taxpayer (*Contact if applicable)	Site	Market Value	Prop Id	Appr By	School	Protest #	Status
				Geo Id	edit Rep	Aerial	Case #	Nature
09:30 AM	BUTLER ROLAND B III & CARMELE V	201 E PECAN	2022 MARKET VALUE: 475,350 2023 MARKET VALUE: 475,350 2021 MARKET VALUE: 271,330	R00008600 APFR- 2022 024-3000.0025.0013.0000	SARAH *NANCY	SCC	35117 2022-03169 2023-03169	25.25D PROTEST WITH ARB ZSD
09:30 AM	DAUGHERTY HERMAN LEE *DAUGHERTY EVELYN A	3809 FM 3227	2022 MARKET VALUE: 497,450 2023 MARKET VALUE: 497,450 2021 MARKET VALUE: 293,640	R00003150 APFR- 2023 016.0001.0403.0000.0000	MERTY *NANCY	SCC 111	35145 2022-03304	25.25C PROTEST WITH ARB ZSC
09:30 AM	ELLIOTT BELINDA	165 VZ COUNTY ROAD 2793	2022 MARKET VALUE: 497,450 2023 MARKET VALUE: 497,450 2021 MARKET VALUE: 293,640	R0004828 APFR- 2022 072.0701.0470.0003.0000	KC *NANCY	SCM	35109 2022-03306	25.25C PROTEST WITH ARB ZSC
09:30 AM	MC CLURE CLAUDE R JR	2022 MARKET VALUE: 164,310	R00024238 APFR- 2023 065.0891.0130.0060.0000	TC *NANCY	SCV	35130 2022-03311	25.25C PROTEST WITH ARB ZSC	
09:30 AM	PARKER WAYLON	2022 MARKET VALUE: 14,860	R000109349 APFR- 2023 026.0421.0090.0000.0001	SR *NANCY	SCC	35155 2022-03312	25.25C PROTEST WITH ARB ZSC	
09:30 AM	PAYNE DANIEL & JENNIFER	329 VZ COUNTY ROAD 2716	2022 MARKET VALUE: 14,950 2023 MARKET VALUE: 14,950 2021 MARKET VALUE: 86,700	R00033016 APFR- 2022 072.0039.0040.0000.0000	KC *NANCY	SCM	35108 2022-03305	25.25C PROTEST WITH ARB ZSC
10:00 AM	BANKSTON KENNETH H & LAURALEE R	779 VZ COUNTY ROAD 2302	2022 MARKET VALUE: 54,960 2023 MARKET VALUE: 54,960 2021 MARKET VALUE: 15,430	R00053466 APFR- 2023 016.0159.0250.0001.0000	*PATIENCE	SCC	35168 2022-03234	FORMAL PROTEST WITH ARB VALUE
10:00 AM	BAUGH DILLIAN LEE	511 GLENDA DR	2022 MARKET VALUE: 198,280	R00010379 APFR- 2023 044.3580.0070.0000.0000	AUSTIN *STACY	SCG	35133 2022-03198	FORMAL PROTEST WITH ARB VALUE
10:00 AM	ECKHARDT MCKENNA & GRAYSON	3422 VZ COUNTY COUNTY 2415	2022 MARKET VALUE: 230,470 2023 MARKET VALUE: 230,470 2021 MARKET VALUE: 159,280	R000112747 APFR- 2023 086.0138.0095.0002.0100	SR *PATIENCE	SCW	35161 2022-03237	FORMAL PROTEST WITH ARB VALUE
10:00 AM	GERI ANGEL & CLARENCE L FUJIN	2023 MARKET VALUE: 960,520 2024 MARKET VALUE: 960,520 2022 MARKET VALUE: 274,250	R00037009 APFR- 2023 086.0002.0070.0000.0000	SR *CANTRELL	SCV	35162 2022-03238	FORMAL PROTEST WITH ARB VALUE	
10:00 AM	KUM HOPE LLC	2023 MARKET VALUE: 68,000	R000111378 APFR- 2023 052.1550.0000.0063.0000	CH *CDOI	SHM	35160 2022-03236	FORMAL PROTEST WITH ARB OTHER	
10:00 AM	MAYER PAULE	2022 MARKET VALUE: 45,540	R000206332 APFR- 2023 066.0560.0060.0000.0001	MM *DON	SCV	35116 2022-03308	FORMAL PROTEST WITH ARB AG-USE	
10:00 AM	NEWTON JAMES K & CAROLYN	HWY 19	2022 MARKET VALUE: 392,750	R000448541 APFR- 2023 026.0058.0100.0001.0000	JH *DON	SCE	35224 2022-03196	FORMAL PROTEST WITH ARB AG-USE
10:00 AM	NEWTON JAMES K & CAROLYN	2764 ST HWY 19	2022 MARKET VALUE: 65,040	R00014073 APFR- 2023 026.0058.0100.0001.0001	SR *DON	SCE	35111 2022-03196	FORMAL PROTEST WITH ARB AG-USE
10:00 AM	TINIERO LUIS & MONICA	2023 MARKET VALUE: 363,670 2024 MARKET VALUE: 363,670 2022 MARKET VALUE: 274,270	R00037743 APFR- 2023 086.0004.0314.0000.0000	KAYLA *DON	SCW	35159 2022-03235	FORMAL PROTEST WITH ARB VALUE	
10:00 AM	VEGA LAND INVESTMENTS LLC	520 VZ COUNTY ROAD 2609	2022 MARKET VALUE: 55,350 2023 MARKET VALUE: 237,390 2021 MARKET VALUE: 195,500	R000103471 APFR- 2023 072.0730.0000.0063.0000	KC *STACY	SCM	35163 2022-03239	FORMAL PROTEST WITH ARB VALUE
11:00 AM	BURGO CATHY L	706 VZ COUNTY ROAD 2828	2022 MARKET VALUE: 442,280 2023 MARKET VALUE: 442,280 2021 MARKET VALUE: 94,620	R00043085 APFR- 2023 086.5450.0000.0055.0000	KAYLA *STACY	SCW	35188 2022-03264	FORMAL PROTEST WITH ARB VALUE
11:00 AM	CANNADY MILTON & MARY	2023 MARKET VALUE: 55,546	R000103079 APFR- 2023 086.5565.0000.0005.0000	SR *CANTRELL	SCW	35185 2022-03261	FORMAL PROTEST WITH ARB VALUE	
11:00 AM	DAVIS JAY & JANEL	2023 MARKET VALUE: 52,480	R000114101 APFR- 2022 052.0140.0140.0002.0000	CH *DON	SHM	35239 2022-03206	FORMAL PROTEST WITH ARB AG-USE	
11:00 AM	FLEHING DONALD F	2022 MARKET VALUE: 326,070	R000114101 APFR- 2022 046.0530.0000.0000.0002	*STACY	SCG	35115 2022-03307	FORMAL PROTEST WITH ARB VALUE	
11:00 AM	KAIN SHIELLY K & MARY L USSERY	530 VZ COUNTY ROAD 3718	2022 MARKET VALUE: 463,540	R00043078 APFR- 2023 086.5070.0001.0007.0500	KAYLA *PATIENCE	SCV	35187 2022-03263	FORMAL PROTEST WITH ARB VALUE
11:00 AM	LAJQZ AGRON	ST HWY 243	2022 MARKET VALUE: 242,410	R00050584 APFR- 2023 016.0760.0374.0000.0000	KAYLA *DON	SCC 117	35132 2022-03204	FORMAL PROTEST WITH ARB AG-USE
11:00 AM	MWANGI GEORGE & REBECCA	2023 MARKET VALUE: 147,170 2024 MARKET VALUE: 147,170 2022 MARKET VALUE: 120,950	R00093947 APFR- 2023 086.0461.0090.0002.0000	SR *DON	SCW	35130 2022-03208	FORMAL PROTEST WITH ARB AG-USE	
11:00 AM	PREWITT JAMES B ESTEVE *KIMBERLY D NORRIS & CAROL N DAVIS CO-EXECUTORS	FM 1385 S VZ COUNTY ROAD 3522	2022 MARKET VALUE: 167,760	R000115789 APFR- 2022 026.0597.0040.0000.0000	SR *PATIENCE	SCE	35119 2022-03110	25.25D PROTEST WITH ARB ZSD
11:00 AM	SCHRADER MIRANDA & SHAWN *SCHRADER SHAWN R & MIRANDA K	24291 ST HWY 19	2022 MARKET VALUE: 244,480 2023 MARKET VALUE: 244,480 2021 MARKET VALUE: 202,760	R000139253 APFR- 2023 052.0785.0060.0000.0000	CH *CDOI	SHM	35194 2022-03260	FORMAL PROTEST WITH ARB VALUE
11:00 AM	SCHRADER SHAWN R & MIRANDA K	24289 ST HWY 19	2022 MARKET VALUE: 300,410 2023 MARKET VALUE: 300,410 2021 MARKET VALUE: 244,700	R000103079 APFR- 2023 052.0785.0030.0001.0000	CH *CDOI	SHM	35184 2022-03260	FORMAL PROTEST WITH ARB VALUE
01:00 PM	ADAMS JOSHUA P	2022 MARKET VALUE: 244,700	R000116115 APFR- 2023 052.0785.0030.0001.0000	CH *CDOI	SHM	35189 2022-03266	FORMAL PROTEST WITH ARB VALUE	
01:00 PM	CENENOS RAIL	1868 VZ COUNTY ROAD 2517	2022 MARKET VALUE: 535,540 2023 MARKET VALUE: 535,540 2021 MARKET VALUE: 351,330	R000061530 APFR- 2023 016.0768.0725.0000.0000	KAYLA *PATIENCE	SCC 117	35203 2022-03278	FORMAL PROTEST WITH ARB VALUE
01:00 PM	FLETCHER APRIL R & DOYLE L	451 VZ COUNTY ROAD 1503	2022 MARKET VALUE: 501,000	R000056764 APFR- 2023 065.0267.0350.0007.0000	SARAH *DON	SCV	35148 2022-03225	FORMAL PROTEST WITH ARB AG-USE
01:00 PM	GARNER STONEY & STACY	2023 MARKET VALUE: 74,790 2024 MARKET VALUE: 74,790 2022 MARKET VALUE: 60,500	R000506004 APFR- 2023 052.0725.0010.0001.0100	CH *DON	SHM	35134 2022-03212	FORMAL PROTEST WITH ARB AG-USE	
01:00 PM	GARNER STONEY & STACY	2022 MARKET VALUE: 69,294	R000113361 APFR- 2023 032.0725.0010.0001.0500	CH *DON	SHM	35135 2022-03212	FORMAL PROTEST WITH ARB AG-USE	
01:00 PM	GARZA BERNARDO	2023 MARKET VALUE: 25,740	R000530416 APFR- 2023 086.5038.0000.0025.0000	SR *CDOI	SCW	35105 2022-03270	FORMAL PROTEST WITH ARB OTHER	
01:00 PM	GENIK REE LLC	28603 F-20	2022 MARKET VALUE: 42,650	R000409647 APFR- 2023 086.0894.0110.0000.0000	*DON	SCW	35133 2022-03211	FORMAL PROTEST WITH ARB AG-USE
01:00 PM	GROWLEY CLIFFORD & PAN	1710 6927	2022 MARKET VALUE: 162,390 2023 MARKET VALUE: 162,390 2021 MARKET VALUE: 110,910	R00040927 APFR- 2023 086.0894.0110.0000.0000	SR *STACY	SCW	35191 2022-03267	FORMAL PROTEST WITH ARB VALUE
01:00 PM	MALOUF MICHAEL J & CYNTHIA	2023 MARKET VALUE: 54,000	R000112576 APFR- 2023 014.0760.0403.0001.0000	MISTY *PATIENCE	SCC 118	35059 2022-03147	FORMAL PROTEST WITH ARB VALUE	
01:00 PM	PEREZ DIANE	2610 US HWY 80	2022 MARKET VALUE: 155,700 2023 MARKET VALUE: 155,700 2021 MARKET VALUE: 100,250	R000115002 APFR- 2023 046.0135.0040.0000.0000	SARAH *STACY	SCG	35201 2022-03276	FORMAL PROTEST WITH ARB VALUE
01:00 PM	SMITH MICHAEL D & LINDA	439 VZ COUNTY ROAD 2634	2022 MARKET VALUE: 521,230 2023 MARKET VALUE: 521,230 2021 MARKET VALUE: 361,340	R000450716 APFR- 2023 086.3360.0000.0016.0000	SR *CANTRELL	SCW	35186 2022-03271	FORMAL PROTEST WITH ARB VALUE
02:00 PM	BYFORD IVOR D TRUST % PHILLIP E BYFORD	2023 MARKET VALUE: 468,630 2024 MARKET VALUE: 468,630 2022 MARKET VALUE: 351,340	R000017684 APFR- 2023 046.0980.0260.0000.0000	SARAH *DON	SCG	35150 2022-03227	FORMAL PROTEST WITH ARB AG-USE	
02:00 PM	CHANEY MALISSA & BRADFORD	177 VZ COUNTY ROAD 2634	2022 MARKET VALUE: 356,730	R000533315 APFR- 2023 036.0330.0070.0000.0000	SR *CDOI	SCE	35207 2022-03282	FORMAL PROTEST WITH ARB VALUE
02:00 PM	DAMRON DAYLAN R & ABBIGAIL K	285 VZ COUNTY ROAD 4137	2022 MARKET VALUE: 394,250 2023 MARKET VALUE: 394,250 2021 MARKET VALUE: 275,970	R00056468 APFR- 2023 016.2385.0000.0016.0000	KAYLA *PATIENCE	SCC	35159 2022-03274	FORMAL PROTEST WITH ARB VALUE
02:00 PM	ENGLISH ROAN D & ALESHA L	1026 VZ COUNTY ROAD 2115	2022 MARKET VALUE: 744,730 2023 MARKET VALUE: 744,730 2021 MARKET VALUE: 595,140	R000450684 APFR- 2023 016.0558.0035.0001.0000	KAYLA *PATIENCE	SCC 114	35202 2022-03277	FORMAL PROTEST WITH ARB VALUE
02:00 PM	JOHNSON STEPHEN R	2023 MARKET VALUE: 430,680 2024 MARKET VALUE: 430,680 2022 MARKET VALUE: 115,090	R00046679 APFR- 2023 086.0501.0165.0000.0000	*DON	SCW	35152 2022-03229	FORMAL PROTEST WITH ARB AG-USE	
02:00 PM	MURRY ROLAND MARK	443 VZ COUNTY ROAD 2642	2022 MARKET VALUE: 281,000	R00039862 APFR- 2023 086.0490.0000.0000.0001	SR *CDOI	SCW	35394 2022-03456	FORMAL PROTEST WITH ARB VALUE
02:00 PM	SINCLAIR WADE	3004 VZ COUNTY ROAD 1652	2022 MARKET VALUE: 132,100 2023 MARKET VALUE: 132,100 2021 MARKET VALUE: 117,150	R000497728 APFR- 2023 046.0980.0260.0000.0000	*STACY	SCG	35208 2022-03283	FORMAL PROTEST WITH ARB VALUE
02:00 PM	WALKER CELIA A	2023 MARKET VALUE: 185,040 2024 MARKET VALUE: 185,040 2022 MARKET VALUE: 115,770	R00039862 APFR- 2023 086.0490.0000.0000.0001	SR *CDOI	SCW	35394 2022-03456	FORMAL PROTEST WITH ARB VALUE	
03:00 PM	AKINS LUCAS R & KATELYN	1510 VZ COUNTY ROAD 1819	2022 MARKET VALUE: 399,530 2023 MARKET VALUE: 399,530 2021 MARKET VALUE: 242,330	R000103168 APFR- 2023 046.0070.0060.0001.0000	SARAH *STACY	SCG	35219 2022-03294	FORMAL PROTEST WITH ARB VALUE
03:00 PM	COPE KARLA J	2023 MARKET VALUE: 97,130 2024 MARKET VALUE: 97,130 2022 MARKET VALUE: 74,250	R000103079 APFR- 2023 086.0127.0515.0005.0000	SR *DON	SCW	35221 2022-03286	FORMAL PROTEST WITH ARB VALUE	
03:00 PM	DODD BRANDEN & KAMI	22002 FM 47	2022 MARKET VALUE: 380,590 2023 MARKET VALUE: 380,590 2021 MARKET VALUE: 242,390	R00042809 APFR- 2023 086.5360.0000.0006.0000	SR *CANTRELL	SCV	35114 2022-03289	FORMAL PROTEST WITH ARB VALUE
03:00 PM	DUTY MICHAEL S & TARA L	527 VZ COUNTY ROAD 2116	2022 MARKET VALUE: 580,670 2023 MARKET VALUE: 580,670 2021 MARKET VALUE: 433,280	R00004885 APFR- 2023 016.0538.0011.0002.0000	KAYLA *PATIENCE	SCC 97	35220 2022-03295	FORMAL PROTEST WITH ARB VALUE
03:00 PM	GRIENENBECK DEBBY	219 VZ COUNTY ROAD 3728	2022 MARKET VALUE: 47,580	R00042861 APFR- 2023 086.5260.0000.0004.0000	KAYLA *DON	SCV	35223 2022-03297	FORMAL PROTEST WITH ARB VALUE