CORYELL CENTRAL APPRAISAL DISTRICT
705 E Main St
GATESVILLE, TX 76528

NOTICE

This notice is posted in compliance with the open meeting act of the TEXAS GOVERNMENT CODE ANN. 551.041 (Vernon 2004).

CORYELL CENTRAL APPRAISAL DISTRICT
REGULAR MEETING OF THE APPRAISAL REVIEW BOARD

May 6, 2025
9:00 A.M.
705 E. Main St, Gatesville, Texas 76528

FILED
AT 1:40 O'CLOCK P M
APR 30 2025
Jennifer Deuton
COUNTY CLERK, CORYELL CO., TEXAS

APPRAISAL REVIEW BOARD AGENDA

An open meeting will be held concerning the following subjects:

1. Call to Order.
2. Determination of a Quorum.
3. Statement of Elected/Appointed Officer
4. Oath of Office
5. Public hearing to consider 2025 Appraisal Review Board Policies and Procedures for the Appraisal Review Board of Coryell County (Section 5.103(d) & Section 41.01(c) Texas Property Tax Code)
    - Start time of hearing
    - End time of hearing
6. Consider course of action concerning resolution of ARB hearing procedures
7. Receive submission of 2025 appraisal records and/or supplemental appraisal records from the Chief Appraiser as described in Sections 25.22, 25.23 and 41.01 of the Texas Property Tax Code.

8. Hear Property Owner Protests
9. Hear recommendations from single-member panel protest determinations for approval
10. Discussion of appraised values, property tax exemptions and property characteristics on properties within the Coryell CAD
11. Adjourn.

Cheryl Eary

Cheryl Eary
Appraisal Review Board Chair

ARB Protest Report - Active Cases

4/29/2025

Panel	Type	Prop Use	Case #	Prop Id	Taxpayer Name	Geo ID	Agents	Appraiser	Meeting Appr	Hearing Date	Meeting Date	Status	Appraised
	M		2024-2135	117383	SANDOVAL VERONICA CARLOS	122130000	167216	SW	SW	05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	109,700
	E		2024-2161	120426	ACTE INC	141860500		LS		05/06/2025 10:00 **Location:** CORYELL CENTRAL APP		MIP	128,630
	E		2024-2162	119525	ACTE INC	134400010		SW		05/06/2025 10:00 **Location:** CORYELL CENTRAL APP		LP	128,310
	E		2024-2163	120085	ACTE INC	139060000		SW		05/06/2025 10:00 **Location:** CORYELL CENTRAL APP		LP	138,990
	E		2024-2164	122875	ACTE INC	157250000		LS		05/06/2025 10:00 **Location:** CORYELL CENTRAL APP		LP	111,540
	M		2024-2591	102496	AMAYA-FLORES FRANK & OLIVIA	017230000	167216	LS	LS	05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	83,460
	M		2024-2592	118808	F & J MCDERMOTT RENTALS LLC	128890000	167216	SW		05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	124,740
	M		2024-2593	118868	DANIEL REAL ESTATE & INVESTMENT LLC	129280340	167216	SW	SW	05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	242,880
	M		2024-2594	119708	BJA PROPERTIES LLC	136020500	167216	LS		05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	199,082
	E		2024-2595	119753	BJA PROPERTIES LLC	136360600	167216	LS		05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	327,440
	M		2024-2596	119754	BJA PROPERTIES LLC	136370000	167216	LS		05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	288,814
	M		2024-2597	121782	THEULLIER BORIS	152600000	167216	SW		05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	173,600
	M		2024-2598	123837	BJA PROPERTIES LLC	165240000	167216	LS		05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	225,540
	M		2024-2599	123845	BJA PROPERTIES LLC	165360500	167216	LS		05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	194,054
	M		2024-2600	123881	BJA PROPERTIES LLC	165610000	167216	LS		05/06/2025 10:15 **Location:** CORYELL CENTRAL APP		AFD	126,500

ARB Protest Report - Active Cases

4/29/2025

Panel	Type	Prop Use	Case #	Prop Id	Taxpayer Name	Geo ID	Agents	Appraiser	Meeting Appr	Hearing Date	Meeting Date	Status	Appraised
	M		2024-2601	124932	CELLUCCI MARK I & FRIDAH C	169351400	167216	SW		05/06/2025 10:15		AFD	404,030
										Location: CORYELL CENTRAL APP			
	E		2024-2602	135015	BHATT HARIHAR D & NAYANA	152063000S25	167216	SW		05/06/2025 10:15		AFD	448,310
										Location: CORYELL CENTRAL APP			
	M		2024-2603	148480	HIPP TRAVIS & BRANDI LEIGH CO TRUSTEES OF THE	004980101	167216	BSR		05/06/2025 10:15		AFD	1,354,470
										Location: CORYELL CENTRAL APP			
	M		2024-2604	135025	CHOQUETTE DAVID G & SUSAN D	152063000S35	167216	SW		05/06/2025 10:15		AFD	384,270
										Location: CORYELL CENTRAL APP			
	E		2024-2605	149998	CONDON SEAN & LINDA	130370320	167216	SW		05/06/2025 10:15		AFD	522,113
										Location: CORYELL CENTRAL APP			
	M		2024-2606	154381	BEHNING MICHAEL & EDIE BETH	107655800	167216	BES		05/06/2025 10:15		AFD	675,820
										Location: CORYELL CENTRAL APP			
	E		2024-2610	112373	CARSON REBECCA	084020000		SW	SW	05/06/2025 10:15		SWP	7,000
										Location: CORYELL CENTRAL APP			
	E		2024-2611	112371	CARSON REBECCA	084000000		SW	SW	05/06/2025 10:15		SWP	5,000
										Location: CORYELL CENTRAL APP			
	E		2024-2612	112372	CARSON REBECCA	084010000		SW	SW	05/06/2025 10:15		SWP	5,000
										Location: CORYELL CENTRAL APP			

Properties 24

Total Appraised 6,409,293