

Cherokee County Board of Tax Assessors
Regular Meeting
April 16, 2026

- 1. Call to Order**
- 2. Adopt Agenda**
- 3. Approve Minutes: April 9, 2026 Meeting**
- 4. Public Comments**
- 5. Consent Agenda:**

Digest Changes:

Rural Department, Ricky Hitt, Senior Appraiser
Batch MH1, Mobile Home Digest Changes
Batch 5CA, CUVA Appeals
Batch 5CC, CUVA Continuation

- 6. Chief Appraiser's Report**
- 7. Attorney's Report / Executive Session**
- 8. Adjournment**

MOBILE HOME DIGEST CHANGES

BATCH #: MH1

MEETING DATE: 4/16/2026

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OWNER NAME(S)	MAP AND PARCEL	APPEAL NO.	PREVIOUS FMV	CURRENT FMV	EXPLANATION
MURPHY, DIANE & OWENS, DAN	03N12 138 MH05522		\$5,100	\$0	MH REMOVED FROM 2026 PREBILL DIGEST DEMOED BEFORE JAN 1
SPRIGGS, CHAD	04N05 027 5257613		\$35,400	\$0	MH REMOVED FROM 2026 PREBILL DIGEST HOMESTEAD APPLIED FOR

LEAD APPRAISER:

CHIEF APPRAISER:

Paul J. Hester
Steve Van Dine

RURAL PROPERTY DIGEST CHANGES

Tax Year(s): 2026

Batch #: SCA CUVA Approvals (Send New Notice)

Meeting Date: Thursday, April 16, 2026

Map and Parcel	Owner's Name	Previous FMV:	Current FMV	FMV	Explanation
		Previous CUVA:	Current CUVA	CUVA	
02N01 - -023	950 THOMAS ROAD LLC	\$0	\$0	FMV CUVA	2026 COVENANT APPLIED/GRANTED FOR TAX YEAR 2026
14N29 - -054	SMITH POWELL FAMILY FARM LLC	\$0	\$0	FMV CUVA	2026 COVENANT APPLIED/GRANTED FOR TAX YEAR 2026
15N19 - -024	MCCREA SEAN & PAIGE	\$0	\$0	FMV CUVA	2026 COVENANT APPLIED/GRANTED FOR TAX YEAR 2026
22N12A- -059	POPE MARION PEMBROKE IV & CHRISSIE NICOLE	\$0	\$0	FMV CUVA	2026 COVENANT APPLIED/GRANTED FOR TAX YEAR 2026

Ricky J. Hitt

Steve Swindell

Ricky Hitt, Senior Rural Appraiser

Steve Swindell, Chief Appraiser

RURAL PROPERTY DIGEST CHANGES

Tax Year(s): 2026

Batch #: SCC CUVA Continuation

Meeting Date: Thursday, April 16, 2026

Map and Parcel	Owner's Name	Previous FMV: Previous CUV:	Current FMV Current CUV	FMV CUV	Explanation
13N07 - -041 C	SMITH JIMMY W & FAITH C TTE	\$0 \$0	\$0 \$0	FMV CUV	2024 CONTINUATION APPLIED/GRANTED FOR TAX YEAR 2026
15N26 - -047	HAIRE, DIANNE CROFT & COLLIS, TAMMIE CROFT	\$0 \$0	\$0 \$0	FMV CUV	2023 CONTINUATION APPLIED/GRANTED FOR TAX YEAR 2026
22N12 - -166 D	3824 WALESKA HWY 108 LLC	\$0 \$0	\$0 \$0	FMV CUV	2021 CONTINUATION APPLIED/GRANTED FOR TAX YEAR 2026

Ricky Hitt

Steve Swindell

Ricky Hitt, Senior Rural Appraiser

Steve Swindell, Chief Appraiser

Board of Tax Assessors Meeting

Minutes of the April 9, 2026 Meeting

Members Present: MaryBeth Burnette, Dennis Conway, Raymond Gunnin, Tommy Mann and Mark Young were present for the meeting.

Staff Present: Steve Swindell, Sandy Forrester, Ricky Hitt, Lee Johnson, Blake McFarland, Becky Parker, Reagan OBriant, Trey Stephens and Jenny Thomas were present for the meeting.

Attorney: Darrell Caudill of Roach, Caudill & Frost LLP was present for the meeting.

1. **Call to Order:** MaryBeth Burnette called the meeting to order.
2. **Approval of Agenda:** Motion by Mark Young to adopt the agenda, seconded by Raymond Gunnin and approved by each Board Member.
3. **Approval of Minutes:** Motion by Mark Young to approve the March 26, 2026 meeting Minutes, seconded by Raymond Gunnin and approved by each Board Member.
4. **Public Comments:** None.
5. **New Business:** Motion Mark Young to move Batch E-1, Batch E-2, Batch P1, Prebill MH Appeals, Batch MH1, Batch MHP, Batch 5CA, Batch 5CB, Batch 5CC and Batch 5CR to the consent agenda and follow staff recommendations, seconded by Tommy Mann and approved by each Board Member.

Front Office, Becky Parker, Receiver of Records
Batch E-1, Dropped Exemptions
Batch E-2, Reinstate Exemptions

Personal Property Department, Rhonda Peterson, Project Manager
Batch P1, Standard Agenda

Rural Department, Ricky Hitt, Senior Appraiser
Prebill MH Appeals
Batch MH1, Mobile Home Digest Changes
Batch MHP, Previous Years
Batch 5CA, CUVA Appeals
Batch 5CB, CUVA Breaches
Batch 5CC, CUVA Continuation
Batch 5CR, CUVA Releases

6. Chief Appraiser Report

Steve reviewed the 2026 Budget Report.

Steve briefed the Board on relevant Sine Die Senate bills.

The next BOA meeting will be Thursday, April 16, 2026 at 9:00 AM.

7. Attorney's Report / Executive Session: Darrell reviewed resolved and pending litigation cases.

8. Adjournment: Motion by Mark Young to adjourn, seconded Tommy Mann and approved by all members.

MaryBeth Burnette, Chairman

Jenny Thomas, Secretary