

**HUNT COUNTY APPRAISAL DISTRICT  
MINUTES  
BOARD OF DIRECTORS  
Regular Meeting  
Wednesday, September 14, 2016**

*The Hunt County Appraisal District Board of Directors met in a regular meeting on Wednesday, September 14th, 2016, at the Appraisal District Office at 4801 King Street, Greenville, Texas.*

**MEMBERS PRESENT:** *Mike Taylor, Tyson Cox, Charlie Thompson, Charlie Patterson, John Sands, and Howard Winans*

**MEMBERS ABSENT:** *Mitch Moore and Randy Wineinger*

**OTHERS PRESENT:** *Brent South and Lorie Adams*

*The meeting was called to order and a quorum announced at 6:03 p.m. by Chairman, Mike Taylor.*

*No one spoke in Open Forum.*

*On Item 4 on the agenda, Charlie Patterson made a motion to approve the minutes from the August 11, 2016 Regular Meeting. Howard Winans seconded the motion and it was passed unanimously.*

*On Item 5 on the agenda, Charlie Patterson made a motion to approve the August financial statement. John Sands seconded the motion and it was passed unanimously.*

*On Item 6 on the agenda, Howard Winans made a motion to adopt the 2017 budget for the appraisal district in the amount of \$2,305,998. Tyson Cox seconded the motion and it was passed unanimously.*

*On Item 7 on the agenda, Howard Winans made a motion to adopt the 2017-2018 Reappraisal Plan. John Sands seconded the motion and it was passed unanimously. Mr. South read the resolution into the record.*

On Item 8 on the agenda, a telephone conference took place with David Payne, Project Manager with Freese & Nichols to discuss the bids and the contractors who took place in the bidding process. The recommendation was made to award the contract to Denco Corporation whose bid was in the amount of \$177,777.77. John Sands made a motion to move forward and to allow Mr. South to enter into a contract, with assistance from the district's attorney, with Denco Corporation.

Brent South gave the following "Chief Appraiser's Report":

1. The 2017 reappraisal is underway. We have begun field inspections and are in the process of updating our cost schedules based on sales data from the past 12 months.
2. We have received 8 lawsuits on our 2016 values. The five hotels are Comfort Suites, Hampton Inn, Quality Inn, Holiday Inn Express, and Best Western. Also the retail center where Brookshires is located, the Summerwind Apartments on Jack Finney, and Valero for the fuel inventory at the tank farm in Caddo Mills. Total value under litigation for 2016 so far is \$31,524,250.
3. You may start hearing a lot of "buzz" in the media regarding the "Dark Store" theory of appraisals for "Big Box" stores. They are claiming that these properties should only be compared to sale prices of other vacant ("dark") Big Box stores. We actually had one of these lawsuits on our Lowe's store in 2014.
4. Our next regular scheduled board of directors meeting will be October 13<sup>th</sup> at 6 PM.

Mr. Taylor declared the meeting adjourned at 6:29 P.M.

  
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Michael E. Taylor  
Chairman

  
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Charlie Patterson  
Vice-Chairman

**HUNT COUNTY APPRAISAL DISTRICT**

**MINUTES  
BOARD OF DIRECTORS**

**Public Hearing  
Wednesday, September 14, 2016**

*The Hunt County Appraisal District Board of Directors held a Public Hearing on Wednesday, September 14, 2016, at the Appraisal District Office at 4801 King Street, Greenville, Texas.*

**MEMBERS PRESENT:** *Mike Taylor, Tyson Cox, Charlie Thompson, Charlie Patterson, John Sands, and Howard Winans*

**MEMBERS ABSENT:** *Mitch Moore and Randy Wineinger*

**OTHERS PRESENT:** *Brent South and Lorie Adams*

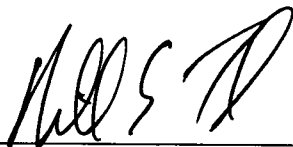
*The meeting was called to order and a quorum announced at 6:01 p.m. by Chairman, Mike Taylor.*

*In Open Forum, there were no speakers.*

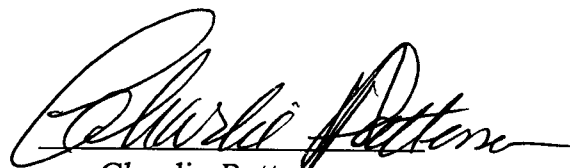
*Discussion/Action: Public Hearing on 2017-2018 Reappraisal Plan*

*There was no discussion from the public.*

*Mr. Taylor declared the meeting adjourned at 6:02 P.M.*



Michael E. Taylor  
Chairman



Charlie Patterson  
Vice-Chairman

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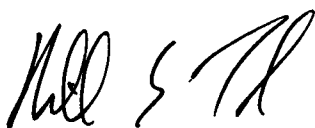
*The meeting was called to order and a quorum announced at 6:00 p.m. by Chairman, Mike Taylor.*

*In Open Forum, there were no speakers.*

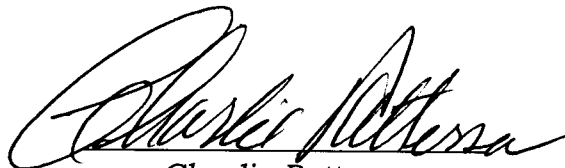
*Discussion/Action: Public Hearing on 2017 Budget*

*There was no discussion from the public.*

*Mr. Taylor declared the meeting adjourned at 6:01 P.M.*



Michael E. Taylor  
Chairman



Charlie Patterson  
Vice-Chairman