

JOYCE OGLE - CHAIR
JAYANNA KELLY - SEC
PAT COUTURE
RICHARD HISSEM
DONALD HOLLOWAY
DANNY JACKSON
KRISTI KENNEDY
ROBIN KRUEGER
JANET SCHOOLER
GINA SPRINGFIELD
NINA WHITE

WISE COUNTY APPRAISAL DISTRICT
400 E. BUSINESS U.S. 380
DECATUR, TX 76234
PHONE: 940-627-3081 FAX: 940-627-5187

ARB MINUTES JUNE 09, 2026

MEMBERS PRESENT: JOYCE OGLE, PAT COUTURE, RICHARD HISSEM, DONALD HOLLOWAY, DANNY JACKSON, JAYANNA KELLY, KRISTI KENNEDY, JANET SCHOOLER & GINA SPRINGFIELD

CALL TO ORDER: JOYCE OGLE @ 8:01 AM

PRAYER: DONALD HOLLOWAY

APPROVE MINUTES FROM MAY 19, 2026

- 1. JAYANNA KELLY 2. DONALD HOLLOWAY**

APPROVE PANEL (A) RECOMMENDATIONS:

- 1. RICHARD HISSEM 2. JANET SCHOOLER AND THE MOTION CARRIED**

APPROVE PANEL (B) RECOMMENDATIONS:

- 1. DANNY JACKSON 2. JANET SCHOOLER AND THE MOTION CARRIED**

APPROVE PANEL (C) RECOMMENDATIONS:

- 1. GINA SPRINGFIELD 2. JAYANNA KELLY AND THE MOTION CARRIED**

APPROVE PANEL (D) RECOMMENDATIONS:

- 1. RICHARD HISSEM 2. DONALD HOLLOWAY AND THE MOTION CARRIED**

APPROVE PANEL (E) RECOMMENDATIONS:

- 1. JANET SCHOOLER 2. GINA SPRINGFIELD AND THE MOTION CARRIED**

DISMISS: @ 04:36 PM

- 1. DONALD HOLLOWAY 2. GINA SPRINGFIELD AND THE MOTION CARRIED VOTE 9-0**

MEMBER(S) NOT PRESENT: ROBIN KRUEGER & NINA WHITE


BOARD CHAIRMAN

7-9-26
DATE


SECRETARY

Hearing_Scheduled	Status Code	prop_id	case_id	prop_val_yr	Property Type	Owner Name	Protest By Name	Protest By Type	Agent Name	Beginning_Market Value	Final_Market Value
6/9/2026 8:15 FD		793147	348	2026 R	STORE MASTER FUNDING XVI LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	424215	424215
6/9/2026 8:15 FG		787460	4007	2026 MH	BROWN LARRY D	BROWN LARRY D	Owner	Owner	Owner	80330	80330
6/9/2026 8:30 TL		790195	349	2026 R	HWY INDUSTRIAL PARK LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	8852143	7420178
6/9/2026 8:30 FG		766679	3795	2026 R	DURAN RALPH & ROSALIND	BRIGHT LARRY & JEANIE	Owner	Owner	Owner	142936	142936
6/9/2026 8:30 TL		770201	4003	2026 R	BRIGHT LARRY & JEANIE	BRIGHT LARRY & JEANIE	Owner	Owner	Owner	474440	473777
6/9/2026 8:30 FD		201100921	4017	2026 MH	GANSKE SETH A	GANSKE SETH A	Owner	Owner	Owner	117888	117888
6/9/2026 8:45 FD		788331	350	2026 R	CHICO LAND COMPANY LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	639039	639039
6/9/2026 8:45 FG		735756	4009	2026 R	TUCKER MATTHEW AARON	TUCKER MATTHEW AARON	Owner	Owner	Owner	190667	160000
6/9/2026 8:45 FG		793202	4020	2026 R	FORD DAVID & CINDY	FORD DAVID & CINDY	Owner	Owner	Owner	579509	556734
6/9/2026 9:00 FD		781509	351	2026 R	CHICO LAND COMPANY LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	50000	50000
6/9/2026 9:00 FD		775606	925	2026 R	WATROUS DESMOND	SERIES 20 SERIES OF HELOC BAUER LLC	Owner	Owner	Owner	253748	253748
6/9/2026 9:15 FD		747956	352	2026 R	STORE MASTER FUNDING XVI LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	7900000	7900000
6/9/2026 9:15 FG		775941	923	2026 R	SERIES 20 SERIES OF HELOC BAUER LLC	SERIES 20 SERIES OF HELOC BAUER LLC	Owner	Owner	Owner	196985	188641
6/9/2026 9:15 FG		777916	4004	2026 R	WALTERS STARLA C	WALTERS STARLA C	Owner	Owner	Owner	177513	150000
6/9/2026 9:15 FG		793661	4022	2026 R	BIRD MATTHEW & AMBER LIVING TRUST	BIRD MATTHEW & AMBER LIVING TRUST	Owner	Owner	Owner	1439553	1434606
6/9/2026 9:30 FD		744099	353	2026 R	CHICO LAND COMPANY LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	563323	563323
6/9/2026 9:30 FD		774021	924	2026 R	SERIES 9A SERIES OF HELOC BAUER LLC	SERIES 20 SERIES OF HELOC BAUER LLC	Owner	Owner	Owner	154681	154681
6/9/2026 9:30 FD		775080	4005	2026 R	WALTERS KIMBLE R JR & MARY ANN	WALTERS KIMBLE R JR & MARY ANN	Owner	Owner	Owner	79051	79051
6/9/2026 9:45 FD		744098	354	2026 R	CHICO LAND COMPANY LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	353463	353463
6/9/2026 9:45 FD		798379	917	2026 R	HELOC BAUER LLC SERIES 23	SERIES 20 SERIES OF HELOC BAUER LLC	Owner	Owner	Owner	191982	191982
6/9/2026 9:45 FD		792003	1069	2026 R	STEWART ROBERT E & CONNIE L	STEWART ROBERT E & CONNIE L	Owner	Owner	Owner	516502	516502
6/9/2026 10:00 FD		733083	355	2026 R	CHICO LAND COMPANY LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	798434	798434
6/9/2026 10:00 FG		20114538	4039	2026 MH	NEWBY TONYA & JOHN	NEWBY TONYA & JOHN	Owner	Owner	Owner	81295	65036
6/9/2026 10:00 FD		201121719	4041	2026 R	SHANKO SAMUEL ELIAS & TESSEMA FIREHIWOT PHILIPOS	SHANKO SAMUEL ELIAS & TESSEMA FIREHIWOT PHILIPOS	Owner	Owner	Owner	447941	447941
6/9/2026 10:15 FD		200002395	356	2026 R	CHICO LAND COMPANY LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	577781	577781
6/9/2026 10:15 TL		749451	1488	2026 R	61/REAL ESTATE LTD	D ALAN BOWLBY & ASSOC	Owner	Owner	Owner	845000	845000
6/9/2026 10:15 FG		201132043	4093	2026 MH	GARDNER LANE	GARDNER LANE	Owner	Owner	Owner	107466	86000
6/9/2026 10:30 FG		200002394	357	2026 R	CHICO LAND COMPANY LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	13644	13644
6/9/2026 10:30 TL		756691	1487	2026 R	MARTIN STEPHEN L & GARY L	D ALAN BOWLBY & ASSOC	Owner	Owner	Owner	13644	13644
6/9/2026 10:30 FG		201101557	4043	2026 R	BURROUGHS SCOTT ANDREW & SHIRLENE S	BURROUGHS SCOTT ANDREW & SHIRLENE S	Owner	Owner	Owner	130000	130000
6/9/2026 10:45 FD		200002393	358	2026 R	CHICO LAND COMPANY LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	833928	833928
6/9/2026 10:45 TL		767963	1486	2026 R	WORMY DOG LLC	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	726	726
6/9/2026 11:00 FD		738750	384	2026 R	SALMONS COMMERCIAL PROPERTIES LLC - SERIES RHONE	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	430340	376794
6/9/2026 11:00 FD		780335	1453	2026 R	BASS CHARLES RAY & CARLA JO	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	258420	258420
6/9/2026 11:00 TL		767964	1485	2026 R	WORMY DOG LLC	BASS CHARLES RAY & CARLA JO	Owner	Owner	Owner	428661	428661
6/9/2026 11:15 FD		762482	1134	2026 R	SCHEPS ALISA L	SCHEPS ALISA L	Owner	Owner	Owner	152027	152027
6/9/2026 11:15 FD		200000449	4021	2026 R	SCHEPS LOGAN K	SCHEPS LOGAN K	Owner	Owner	Owner	418660	418660
6/9/2026 11:15 FD		200000449	4021	2026 R	SCHEPS LOGAN K	SCHEPS LOGAN K	Owner	Owner	Owner	304053	304053
6/9/2026 11:30 FD		738721	385	2026 R	SALMONS COMMERCIAL PROPERTIES LLC-SERIES RHONE	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	2028120	2028120
6/9/2026 11:30 FG		759849	4050	2026 R	CROOKS PEGGY J	PIVOTAL TAX SOLUTIONS, LLC - REAL	PIVOTAL TAX SOLUTIONS, LLC - REAL	Agent	PIVOTAL TAX SOLUTIONS, LLC - REAL	213897	213897
6/9/2026 13:00 FG		745506	989	2026 R	ALVORD DEVELOPMENT ONE LLC	ALVORD DEVELOPMENT ONE LLC	Owner	Owner	Owner	216505	216505
6/9/2026 13:00 FD		782262	1136	2026 R	MARTIN BENNEY JOE	MARTIN BENNEY JOE	Owner	Owner	Owner	366523	366523
6/9/2026 13:15 FG		201132455	990	2026 R	ALVORD DEVELOPMENT ONE LLC	ALVORD DEVELOPMENT ONE LLC	Owner	Owner	Owner	28314	19000
6/9/2026 13:15 FD		795303	1153	2026 R	WALTERSCHEID AARON CONRAD & BRITTNEY ANN	WALTERSCHEID AARON CONRAD & BRITTNEY ANN	Owner	Owner	Owner	496295	496295
6/9/2026 13:15 FG		732931	4065	2026 R	ANTHONY JACOB LEE & HEATHER	ANTHONY JACOB LEE & HEATHER	Owner	Owner	Owner	276390	276390
6/9/2026 13:30 FG		201132458	991	2026 R	ALVORD DEVELOPMENT ONE LLC	ALVORD DEVELOPMENT ONE LLC	Owner	Owner	Owner	26136	19000
6/9/2026 13:30 FG		793556	4055	2026 R	GONZALEZ EDGAR	GONZALEZ EDGAR	Owner	Owner	Owner	1959416	1736486
6/9/2026 13:45 FG		201132452	992	2026 R	ALVORD DEVELOPMENT ONE LLC	ALVORD DEVELOPMENT ONE LLC	Owner	Owner	Owner	26136	19000
6/9/2026 13:45 FG		772618	1142	2026 R	GILBERT DARRELL & SANDRA	GILBERT DARRELL & SANDRA	Owner	Owner	Owner	358004	324178
6/9/2026 13:45 FG		759471	3658	2026 R	WARD JOHNNY	WARD JOHNNY	Owner	Owner	Owner	173248	150000
6/9/2026 13:45 FD		791734	4046	2026 MH	SMITH GARY D & WENDI A	SMITH GARY D & WENDI A	Owner	Owner	Owner	108985	108985
6/9/2026 13:45 FG		201115195	4079	2026 R	BANGURA FRANCES MABINTY	BANGURA FRANCES MABINTY	Owner	Owner	Owner	357786	357786
6/9/2026 13:45 FG		201115195	4079	2026 R	BANGURA IBRHIM KARIM	BANGURA FRANCES MABINTY	Owner	Owner	Owner	360570	357786
6/9/2026 14:00 FG		201132451	993	2026 R	ALVORD DEVELOPMENT ONE LLC	ALVORD DEVELOPMENT ONE LLC	Owner	Owner	Owner	37026	19000
6/9/2026 14:00 FD		201129310	3859	2026 MH	WARD JOHNNY	WARD JOHNNY	Owner	Owner	Owner	65996	65996
6/9/2026 14:15 FD		781068	4051	2026 R	BOHANNAN TERRY	BOHANNAN TERRY	Owner	Owner	Owner	542553	542553
6/9/2026 14:30 FG		783181	1149	2026 R	VARGAS PEDRO M & MARIA N	VARGAS PEDRO M & MARIA N	Owner	Owner	Owner	581770	572984
6/9/2026 14:45 FG		766283	4053	2026 R	R & B MOBILE HOMES	R & B MOBILE HOMES	Owner	Owner	Owner	248000	167196
6/9/2026 15:00 FG		764793	4054	2026 R	R & B MOBILE HOMES INC	R & B MOBILE HOMES INC	Owner	Owner	Owner	147977	147977
6/9/2026 15:00 FG		734814	4059	2026 R	ESTRADA ARTURO ORTIZ	ESTRADA ARTURO ORTIZ	Owner	Owner	Owner	245140	204617
6/9/2026 15:00 FG		201102797	4088	2026 R	GRAHAM JAMES K & SHARON M	GRAHAM JAMES K & SHARON M	Owner	Owner	Owner	268604	267000
6/9/2026 15:30 FG		201124577	4056	2026 MH	HUNTER KENNETH EARL	HUNTER KENNETH EARL	Owner	Owner	Owner	109002	74847
6/9/2026 15:30 FD		750896	4063	2026 R	GOWIN TY WAYNE & SHELLEY KAY	GOWIN TY WAYNE & SHELLEY KAY	Owner	Owner	Owner	211683	205067
6/9/2026 16:00 FG		762825	4100	2026 R	BEAUVAIS RONALD A	BEAUVAIS RONALD A	Owner	Owner	Owner	90039	89000

