



**MINUTES**  
**APPRAISAL REVIEW BOARD MEETING**  
**STARR COUNTY APPRAISAL DISTRICT**  
**100 N FM 3167 Ste#300**  
**Rio Grande City, Texas 78582**

The following are the minutes for June 28, 2023 reconvene meeting at 9:07 a.m. and adjourning at 3:00 p.m.

**A. MEETING CALL TO ORDER**

- 1. Declaration of Quorum and call to order** - Mrs. Velma Perez, Chairperson called the meeting to order at 9:07 a.m.
- 2. Pledge of Allegiance** - Mr. Pedro Ybarra, led everyone present in the pledge of allegiance.
- 3. Public Comments.** None.

**BOARD MEMBERS PRESENT:** Velma Perez, Chairperson  
Oscar Ramirez, Secretary  
Pedro (Pete) Ybarra, Member  
Martin Martinez, Jr. Member

**BOARD MEMBERS ABSENT:** Abraham G. Gonzalez III, Member

**OTHERS PRESENT:** Rosalva Guerra, Chief Appraiser  
Sonia Garza, Asst. Chief Appraiser  
Rene Montalvo, ARB Attorney  
Araceli Saenz, Appraiser/Data Entry Clerk  
Heather Zarate, Mineral Clerk

## **B. DISCUSSION AND ACTION ITEMS**

**1. The ARB to review and approve the minutes for the meeting held May 10<sup>th</sup>, and May 23, 2023.**

None.

**2. The ARB to hear and determine property owners protest under section 41 of the Texas Property Code.**

**Case# 2023-235                      Innovative Properties LLC                      Parcel# 25871**  
After discussion and presentation of evidence by both Mr. Mark Talbot Attorney and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Pedro Ybarra to deny the protest. The motion was approved unanimously.

**Case# 2023-68                      Julio Cesar Cantu                      Parcel# 53727**  
After the discussion and presentation of evidence by Jorge Villarreal Jr. Starr CAD Appraiser no evidence was provided by Mr. Julio Cesar Cantu. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Pedro Ybarra to deny the protest. The motion was approved unanimously.

**Case# 2023-193                      Mario H Corona                      Parcel# 84926**  
After discussion and presentation of evidence by both Mr. & Mrs. Corona and Jorge Villarreal Jr. Starr CAD Appraiser. A motion was made by Oscar Ramirez, Jr., and second by Mr. Pedro Ybarra to lower the percent good from 70% to 50% percent on the all improvements. The motion was approved unanimously.

**Case# 2023-328                      Lyong LLC                      Parcel# 84335**  
After discussion and presentation of evidence by both Mr. Lyong and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-329                      Lyong LLC                      Parcel# 84330**  
After discussion and presentation of evidence by both Mr. Lyong and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-330                      Lyong LLC                      Parcel# 84326**  
After discussion and presentation of evidence by both Mr. Lyong and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-331                      Lyong LLC                      Parcel# 84328**  
After discussion and presentation of evidence by both Mr. Lyong and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-332**                      **Lyong LLC**                      **Parcel# 84334**  
After discussion and presentation of evidence by both Mr. Lyong and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-189**                      **Keith Ramos A. MD**                      **Parcel# 64667**  
After discussion and presentation of evidence by both Agent Jerry Wells and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Oscar Ramirez, Jr., and second by Mr. Pedro Ybarra to deny protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-421**                      **El Canelo**                      **Parcel# 3383**  
After discussion and presentation of evidence by both Mr. Victor Carrera and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Oscar Ramirez, Jr., and second by Mr. Martin Martinez, Jr. to adjust property value to \$297,000. The motion was approved unanimously.

**Case# 2023-394**                      **RGC Retail LTD**                      **Parcel# 84214**  
After discussion and presentation of evidence by both Agent James Barton and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Martin Martinez, Jr. to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-395**                      **RGC Retail LTD**                      **Parcel# 85157**  
After discussion and presentation of evidence by both Agent James Barton and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Martin Martinez, Jr. to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-396**                      **RGC Retail LTD**                      **Parcel# 84215**  
After discussion and presentation of evidence by both Agent James Barton and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Martin Martinez, Jr. to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-1965**                      **Rio Grande Village, LLC**                      **Parcel# 1001451**  
After discussion and presentation of evidence by both Agent Zach Whittacre and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-619**                      **Ryan Anthony Guillen**                      **Parcel# 14294**  
After discussion and presentation of evidence by both Agent Zach Whittacre and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-620**                      **Ryan Anthony Guillen**                      **Parcel# 24063**  
After discussion and presentation of evidence by both Agent Zach Whittacre and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-621**                      **Ryan Anthony Guillen**                      **Parcel# 24064**  
After discussion and presentation of evidence by both Agent Zach Whittacre and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Martin Martinez, Jr. and second by Mr. Pedro Ybarra to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-1406**                      **Laredo Acquisition Group, LTD**                      **Parcel# 46476**  
After discussion and presentation of evidence by both Agent Garret Holland and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Martin Martinez, Jr. and second by Mr. Pedro Ybarra to go with appraisers' recommendation value of \$149,440 on the protest presented by affidavit via telephone conference. The motion was approved unanimously.

**Case# 2023-622**                      **Royal Palms Design Centre INC**                      **Parcel# 48137**  
After presentation of affidavit with no evidence provided and discussion of evidence by Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Martin Martinez, Jr. and second by Mr. Pedro Ybarra to deny the protest. The motion was approved unanimously.

**Case# 2023-571**                      **ARCP TSRGCTX01 LLC**                      **Parcel# 49950**  
After presentation of affidavit with evidence and discussion of evidence by Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-572**                      **Monterey Edith LLC**                      **Parcel# 74926**  
After presentation of affidavit with evidence and discussion of evidence by Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-575**                      **Pena Riverview Investment**                      **Parcel# 94487**  
After presentation of affidavit with evidence and discussion of evidence by Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Martin Martinez, Jr. and second by Mr. Pedro Ybarra to deny the protest. The motion was approved unanimously.

**Case# 2023-578**                      **Pacific Commodities LLC**                      **Parcel# 1001452**  
After presentation of affidavit with evidence and discussion of evidence by Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-1408**                      **Amerix Real Estate Partners LP**                      **Parcel# 82466**  
After presentation of affidavit with evidence and discussion of evidence by Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Martin Martinez, Jr. and second by Mr. Pedro Ybarra to deny the protest. The motion was approved unanimously.

**Case# 2023-1389**                      **Valley Capital Investments LLC**                      **Parcel# 34044**  
After presentation of affidavit with evidence and discussion of evidence by Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-1969**                      **Edgar A Mascorro**                      **Parcel# 11233**  
After presentation of affidavit with no evidence and no Appointment of Agent on record. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-1968**                      **Rosa Maria Vela Briones**                      **Parcel# 2433**  
After presentation of affidavit with no evidence and no Appointment of Agent on record. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-1967**

**Rosa Maria Vela Briones**

**Parcel# 2429**

After presentation of affidavit with no evidence and no Appointment of Agent on record. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-1971**

**Amanda Renee Vela & Rene Armando**

**Parcel# 12500**

After presentation of affidavit with no evidence and no Appointment of Agent on record. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to deny the protest. The motion was approved unanimously.

**Case# 2023-640**

**Ruben & Melissa Reyna**

**Parcel# 69207**

After presenting request from Agent Michael Berlanga for an ARB Hearing on July6, 2023 which was recorded as a no show. Mr. Berlanga sent notice requesting to re-open and reschedule ARB hearing for Mrs. Reyna. A motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr. to re-open and reschedule protest. The motion was approved unanimously.

Furthermost after hearing the last ARB protest hearing all other protest were recorded as a no show for June 28, 2023 listing.

**3. The ARB to hear and determine property corrections as presented by the Appraisal District under section 25.25 of the property tax code.**

None.

**C. PRESENTATION, RECOGNITIONS, ANNOUNCEMENTS.**


Araceli R. Saenz briefed the ARB Board of the next scheduled ARB meeting on July 12, 2023.

**D. OTHER BUISNESS**

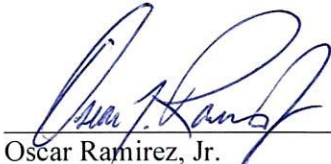
None.

**E. ADJOURNMENT**

There being no further business before the Starr County Appraisal Review Board a motion was made by Mr. Pedro Ybarra and second by Mr. Martin Martinez, Jr., to adjourn meeting at 3:00 p.m. The motion was approved unanimously.

  
Velma Perez

Chairperson

  
Oscar Ramirez, Jr.

Secretary