



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 July 6, 2023 starting meeting at 9:05 a.m. and recessing at 4:42 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 9:05 a.m.
- 2. Pledge of Allegiance** - Mr. Oscar Ramirez, Jr., 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
Abraham G. Gonzalez III, Member

BOARD MEMBERS ABSENT: Martin Martinez, Jr. Member

OTHERS PRESENT: 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 June 6th, June 20th and June 28, 2023.

A motion to approve the minutes for June 6th, June 20th, and June 28,2023 was made by Mr. Pedro Ybarra and second by Mr. Oscar Ramirez, Jr. The motion was approved unanimously.

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

Case# 2023-784

Jose Cruz & Maricela Villarreal

Parcel# 41270

After discussion and presentation of evidence by both Mr. Abiel Villarreal and Jorge Villarreal, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Abraham G. Gonzalez, III to lower the percent good from 76% to 70% good. The motion was approved unanimously.

Case# 2023-1261

E-Tax Solutions

Parcel# 1445

After the discussion and presentation of evidence by Mrs. Yvette Hernandez and Jorge Villarreal Jr. Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez, III and second by Mr. Pedro Ybarra to adjust market property value to 165,000. The motion was approved unanimously.

Case# 2023-1265

Maria Y Hernandez

Parcel# 59704

After discussion and presentation of evidence by both Mrs. Yvette Hernandez and Jorge Villarreal Jr. Starr CAD Appraiser. A motion was made by Oscar Ramirez, Jr., and second by Mr. Mr. Abraham G. Gonzalez, III to lower the land value from \$ 2.50 to \$1.20 price per sq ft. The motion was approved unanimously.

Case# 2023-1279

Adan Jorge & Isela F Muniz

Parcel# 47644

After discussion and presentation of evidence by both Mrs. Yvette Hernandez and Jorge Villarreal Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Pedro Ybarra to lower the percent good to 50%. The motion was approved unanimously.

Case# 2023-471

Eleazar Eden Garza

Parcel# 86119

After discussion and presentation of evidence by both Mr. Eleazar Garza and Angel Balderas Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Pedro Ybarra to lower the percent good to 80%. The motion was approved unanimously.

Case# 2023-1309

Roel & Clotilde Benitez

Parcel# 12439

After discussion and presentation of evidence by both Mr. Benitez and Alex Cahue Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Abraham G. Gonzalez, III to lower the percent good to 70%. The motion was approved unanimously.

Case# 2023-743

Sergio & Lorena Botello

Parcel# 86181

After discussion and presentation of evidence by both Mr. and Mrs. Botello and Eduardo Rivas, Jr. Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez, III and second by Mr. Oscar Ramirez, Jr. to lower the percent good to 90%. The motion was approved unanimously.

Case# 2023-412 **Alberto R & Mary K Olivares** **Parcel# 89317**
After discussion and presentation of evidence by both Mr. Alberto Olivares and Abel Pena Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez, III and second by Mr. Pedro Ybarra to adjust market property value to 242,000. The motion was approved unanimously.

Case# 2023-1259 **Silvano Jr. & Rosa Maria Garcia** **Parcel# 82382**
After discussion and presentation of evidence by both Mr. & Mrs. Garcia and Rafael Rendon, Jr. Starr CAD Appraiser. A motion was made by Oscar Ramirez, Jr., and second by Mr. Pedro Ybarra to accept Appraisers recommendation to correct the 10% homestead cap. The motion was approved unanimously.

Case# 2023-2585 **Christian Gonzalez** **Parcel# 54845**
After discussion and presentation of evidence by both Mr. Christian Gonzalez and Rafael Rendon, Jr. Starr CAD Appraiser. A motion was made by Oscar Ramirez, Jr., and second by Mr. Pedro Ybarra to accept taxpayers' measurements of the improvement on the property. The motion was approved unanimously.

Case# 2023-931 **Ricardo & Rosalva L Botello** **Parcel# 86196**
After discussion and presentation of evidence by both Mrs. Botello and Eduardo Rivas, Jr. Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Abraham G. Gonzalez, III to adjust market property value to 275,250. The motion was approved unanimously.

Case# 2023-1485 **Ryan A Guillen** **Parcel# 13520**
After discussion and presentation of evidence by both Agent Steven Grant and Reymundo Guerra Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Pedro Ybarra to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

Case# 2023-1480 **Ryan A Guillen** **Parcel# 32191**
After discussion and presentation of evidence by both Agent Steven Grant and Reymundo Guerra Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Pedro Ybarra to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

Case# 2023-1485 **Ryan A Guillen** **Parcel# 13520**
After discussion and presentation of evidence by both Agent Steven Grant and Reymundo Guerra Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Pedro Ybarra to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

Case# 2023-1479 **Ryan Anthony Guillen** **Parcel# 77325**
After discussion and presentation of evidence by both Agent Steven Grant and Rafael Rendon Jr., Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Abraham G. Gonzalez, III to adjust market property value to 145,000 to protest presented by affidavit via telephone conference. The motion was approved unanimously.

Case# 2023-1486 **Ryan Anthony & Dalinda Guillen** **Parcel# 69404**
After discussion and presentation of evidence by both Agent Steven Grant and Rafael Rendon Jr., Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr. and second by Mr. Pedro Ybarra to deny the protest presented by affidavit via telephone conference. The motion was approved unanimously.

Case# 2023-1974 **Alfredo Andres & Rosa Maria Vela** **Parcel# 37604**
After presentation of affidavit with evidence and discussion of evidence by Eduardo Rivas Jr. Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez, III and second by Mr. Oscar Ramirez, Jr. to lower percent good to 60%. The motion was approved unanimously.

Case# 2023-1975 **Alredo Andress & Rosa Maria Vela** **Parcel# 42455**
After presentation of affidavit the district made it known that they did not have an AOA on record so 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# 2023-1972 **Alfredo Vela ETUX** **Parcel# 22265**
After presentation of affidavit with evidence and discussion of evidence by Eduardo Rivas, 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# 2023-1970 **Oscar & Maria Elena Flores** **Parcel# 12297**
After presentation of affidavit with evidence and discussion of evidence by Eduardo Rivas, Jr. Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez, III and second by Mr. Pedro Ybarra to deny the protest. The motion was approved unanimously.

Case# 2023-1973 **Oscar & Maria Elena Flores** **Parcel# 26592**
After presentation of affidavit with evidence and discussion of evidence by Eduardo Rivas, Jr. Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez, III and second by Mr. Pedro Ybarra to deny the protest. The motion was approved unanimously.

Case# 2023-1976 **Alredo Vela ETUX** **Parcel# 42536**
After presentation of affidavit the district made it known that they did not have an AOA on record so 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# 2023-1979 **Lazara Alvarado** **Parcel# 454**
After presentation of affidavit the district made it known that they did not have an AOA on record so 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# 2023-196 **Joel Javier Cavazos & Sung-Hui** **Parcel# 41325**
After presentation of affidavit with evidence and discussion of evidence by Rafael Rendon, Jr. Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez, III and second by Mr. Oscar Ramirez, Jr. to deny the protest. The motion was approved unanimously.

Furthermost after hearing the last ARB protest hearing all other protest were recorded as a no show for July 06, 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.

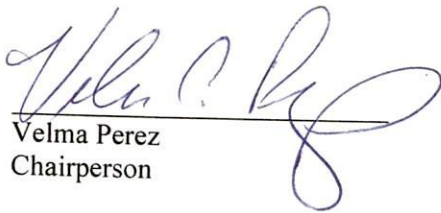
D. OTHER BUISNESS

None.

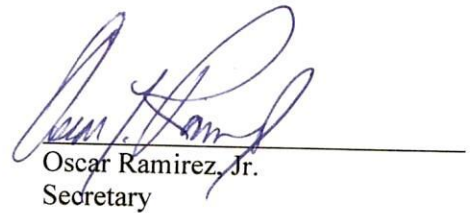
E. ADJOURNMENT

There being no further business before the Starr County Appraisal Review Board a motion was made by Mr. Abraham G. Gonzalez III and second by Mr. Pedro Ybarra to recess meeting at 4:42 p.m.

The motion was approved unanimously.



Velma Perez
Chairperson



Oscar Ramirez, Jr.
Secretary