



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

BOARD MEMBERS PRESENT: Pedro Ybarra, Chairperson
Oscar Ramirez, Secretary
Abraham G. Gonzalez III, Member
Julio A. Gonzalez, Member
Juanita G. Saenz, Member

OTHERS PRESENT: Sonia R. Garza, Chief Appraiser
Karina Gomez, Asst. Chief Appraiser
Mr. Rene P. Montalvo, ARB Attorney
Araceli Saenz, Appraiser/Data Entry Clerk
Heather Zarate, Appraiser/Deed Clerk

The following are the minutes for June 26, 2024 back in session at 9:07 a.m. and recessing at 2:45 p.m.

A. MEETING CALL TO ORDER

1. Declaration of Quorum and call to order - Mr. Pedro Ybarra, Chairperson called the meeting to order at 9:05 a.m.
2. Pledge of Allegiance - Ms. Juanita G. Saenz led everyone present in the pledge of allegiance.

B. DISCUSSION AND ACTION ITEMS

3. The Appraisal Review Board to review and approve the minutes for the meeting held June 5, June 12, and 13, 2024.
None.

4. The Appraisal Review Board to hear and determine property owners protest under Texas Property Tax Code Section 41.

Case# 2024-319

Grande Commerce Square LLC

P-1001451

After presentation of affidavit with evidence by phone from Agent Robert Martin and discussion of evidence by Starr CAD Appraiser Jorge Luis Villarreal Jr. A motion was made by Mr. Julio Gonzalez and second by Mr. Abraham G. Gonzalez III to grant the agent's request and appraisers recommendation to accept the sale price of 3,000,000 for land value. The motion was approved unanimously.

Case# 2024-314**Leticia Paz Pena****P-19429**

After presentation of affidavit with evidence by phone from agent Robert Martin and discussion of evidence by Starr CAD Appraiser Rafael Rendon Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Abraham G. Gonzalez III to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-94**Innovative Properties LLC****P-25871**

After presentation of affidavit with evidence by zoom from Attorney Mark Talbot and discussion of evidence by Starr CAD Appraiser Jorge Villarreal Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Abraham G. Gonzalez III to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-346**Hilaria S Moreno****P-67533**

After presentation of affidavit with evidence by phone from Jesus H Moreno and discussion of evidence by Starr CAD Appraiser Jorge Villarreal Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Ms. Juanita G. Saenz to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-310**The Bomgaars Family Revocable Living Trust P-2121**

After presentation of affidavit sent by agent and discussion of evidence by Starr CAD Appraiser Jorge Villarreal Jr. A motion was made by Mr. Abraham G. Gonzalez III and second by Mr. Oscar Ramirez Jr. to deny the protest and sustain district value. The motion was approved unanimously.

Case# 2024-663**WB Real Estate LLC****P-1001453**

After presentation of affidavit with evidence by phone and discussion of evidence by Starr CAD Appraiser Jorge Villarreal Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Julio Gonzalez to deny the protest and sustain district value. The motion was approved unanimously.

Case# 2024-615**ARCP TSRGCTX01 LLC****P-49950**

After presentation of affidavit with evidence sent by agent and discussion of evidence by Starr CAD Appraiser Jorge Luis Villarreal Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Abraham G. Gonzalez III to grant appraisers recommendation to apply an economic factor setting market value of 1.4 million. The motion was approved unanimously.

Case# 2024-618**Pacific Commodities LLC****P-1001452**

After presentation of affidavit sent by agent and discussion of evidence by Starr CAD Appraiser Jorge Villarreal Jr. A motion was made by Mr. Abraham G. Gonzalez III and second by Ms. Juanita G. Saenz to deny the protest and sustain district value. The motion was approved unanimously.

Case# 2024-1737**RGC Starr Retail LTD****P-84214**

After presentation of affidavit with evidence by phone from agent James Barton and discussion of evidence by Starr CAD Appraiser Jorge Villarreal Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Julio Gonzalez to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-1736**RGC Starr Retail LTD****P-84215**

After presentation of affidavit with evidence by phone from agent James Barton and discussion of evidence by Starr CAD Appraiser Jorge Villarreal Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Julio Gonzalez to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-1735**RGC Starr Retail LTD****P-85157**

After presentation of affidavit with evidence by phone from agent James Barton and discussion of evidence by Starr CAD Appraiser Jorge Villarreal Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Julio Gonzalez to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-1320

Eduardo J Olivarez

P-10985

After presentation of affidavit with evidence sent by agent and discussion of evidence by Starr CAD Appraiser Jorge Luis Villarreal Jr. A motion was made by Mr. Abraham G. Gonzalez III. and second by Ms. Juanita G. Saenz to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-1718

ALCAS Investments LLC

P-25850

After presentation of affidavit with evidence by zoom from agent and discussion of evidence by Starr CAD Appraiser Jorge Luis Villarreal Jr. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Abraham G. Gonzalez III to grant appraisers recommendation setting market value of 250,000. The motion was approved unanimously.

Furthermost after hearing the last protest Mr. Pedro Ybarra stated all other scheduled protest for June 26, 2024 that did not appear in person and or by phone were recorded as no show.

5. The Appraisal Review Board to hear and determine property owners protest who waive the 15-day notice under Texas Property Tax Code Section 41.

None.

6. The Appraisal Review Board to hear and determine property corrections as presented by the Appraisal District under Texas Property Tax Code all matters related to Texas Property Tax Code Section 25.25.

None.

C. PRESENTATION, RECOGNITIONS, ANNOUNCEMENTS

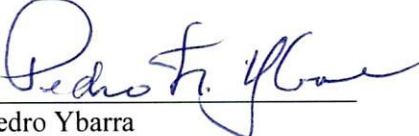
Appraisal Review Board was brief of our next Appraisal Review Board Protest meeting dates June 27, 2024.

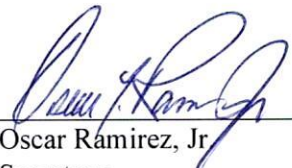
E. OTHER BUISNESS

None.

F. ADJOURNMENT

There being no further business before the Starr County Appraisal Review Board a motion was made by Mr. Mr. Oscar Ramirez Jr. and second by Mr. Abraham G. Gonzalez III, to recess meeting at 2:45 p.m. The motion was approved unanimously.


Pedro Ybarra
Chairperson


Oscar Ramirez, Jr.
Secretary