



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
Juanita G. Saenz, Member

BOARD MEMBERS ABSENT: Julio A. Gonzalez, 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 July 9, 2024 starting at 9:01 a.m. and recessing at 3:10 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 9:01 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 18, June 26, and 27, 2024.**

A motion to approve minutes for June 18, June 26, and June 27, 2024, was made by Mr. Abraham G. Gonzalez, III and second by Ms. Juanita G. Saenz. The motion was approved unanimously.

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

Case# 2024-1544

Felix & Eva Mejia

P-17420

After presentation of evidence by Leon Avelar Jr. and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Abraham G. Gonzalez III to lower the improvement value to 12,000. The motion was approved unanimously.

Case# 2024-174

Alberto Ramon Olivares

P-17722

After discussion by Alberto & Mary Olivares with no evidence provided and discussion of evidence by Anna Maria Villareal Starr CAD Appraiser. 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# 2024-169

Alberto Ramon Olivares

P-19136

After discussion by Alberto & Mary Olivares with no evidence provided and discussion of evidence by Anna Maria Villareal Starr CAD Appraiser. 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# 2024-172

Alberto Ramon Olivares

P-19137

After discussion by Alberto & Mary Olivares with no evidence provided and discussion of evidence by Anna Maria Villareal Starr CAD Appraiser. 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# 2024-173

Alberto Ramon Olivares

P-42571

After discussion by Alberto & Mary Olivares with no evidence provided and discussion of evidence by Anna Maria Villareal Starr CAD Appraiser. 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# 2024-171

Alberto Ramon Olivares

P-46182

After discussion by Alberto & Mary Olivares with no evidence provided and discussion of evidence by Anna Maria Villareal Starr CAD Appraiser. 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# 2024-170

Alberto Ramon Olivares

P-83334

After discussion by Alberto & Mary Olivares with no evidence provided and discussion of evidence by Anna Maria Villareal Starr CAD Appraiser. 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# 2024-211

Jose A Corea

P-4162

After presentation of affidavit with evidence by phone from Agent Hector Casas for Jose A Correa and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Abraham G. Gonzalez III to set the price per acre at 6,000. The motion was approved unanimously.

Case# 2024-208

Jose A Corea

P-4166

After presentation of affidavit with evidence by phone from Agent Hector Casas for Jose A Correa 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 protest and sustain district value. The motion was approved unanimously.

Case# 2024-329

Remigio Morin

P-95345

After presentation of affidavit with evidence by phone from Remigio Morin and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. A motion was made by a 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# 2024-1723

Walker Texas

P-50099

After presentation of affidavit with evidence by phone from Agent Tonja Adkins and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez Jr. and second by Ms. Juanita G. Saenz to set the price per acre at 2,000. The motion was approved unanimously.

Case# 2024-1722

Walker Texas Financial LP

P-28110

After presentation of affidavit with evidence by phone from Agent Tonja Adkins and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez Jr. and second by Ms. Juanita G. Saenz to set the price per acre at 2,000. The motion was approved unanimously.

Case# 2024-1720

Betty Walker Children's Trust

P-64661

After presentation of affidavit with evidence by phone from Agent Tonja Adkins and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez Jr. and second by Ms. Juanita G. Saenz to set the price per acre at 2,000. The motion was approved unanimously.

Case# 2024-1721

Walker Texas Financial LP

P-50098

After presentation of affidavit with evidence by phone from Agent Tonja Adkins and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez Jr. and second by Ms. Juanita G. Saenz to set the price per acre at 2,000. The motion was approved unanimously.

Case# 2024-1724

Walker Texas Financial LP

P-50096

After presentation of affidavit with evidence by phone from Agent Tonja Adkins and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez Jr. and second by Mr. Abraham G. Gonzalez III to set the price per acre at 3,500. The motion was approved unanimously.

Case# 2024-1725

Walker Texas Financial LP

P-28109

After presentation of affidavit with evidence by phone from Agent Tonja Adkins and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. 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# 2024-1725

Walker Texas Financial LP

P-28109

After presentation of affidavit with evidence by phone from Agent Tonja Adkins and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. 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# 2024-322

Jesus Alberto & Maria Elena Canales

P-11634

After presentation of affidavit with evidence from Agent O'Connor & Associates and discussion of evidence by Jorge Villarreal Jr. Starr CAD Appraiser. 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# 2024-323

Gustavo & Laura Maricela Garza

P-61111

After presentation of affidavit with evidence from Agent O'Connor & Associates and discussion of evidence by Jorge Villarreal Jr. Starr CAD Appraiser. 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# 2024-327

Gustavo & Laura Maricela Garza

P-95000

After presentation of affidavit with evidence from Agent O'Connor & Associates and discussion of evidence by Jorge Villarreal Jr. Starr CAD Appraiser. A motion was made by Ms. Juanita G. Saenz and second by Mr. Abraham G. Gonzalez III to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-328

Elsa U Gomez

P-64596

After presentation of affidavit with evidence from Agent O'Connor & Associates and discussion of evidence by Jorge Villarreal Jr. Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez III and second by Mr. Oscar Ramirez Jr. to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-320

LG Family Investments LLC

P-7250

After presentation of affidavit with evidence from Agent O'Connor & Associates and discussion of evidence by Jorge Villarreal Jr. Starr CAD Appraiser. 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# 2024-324

Prime Home Provider LLC

P-67698

After presentation of affidavit with evidence from Agent O'Connor & Associates and discussion of evidence by Jorge Villarreal Jr. Starr CAD Appraiser. 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# 2024-325

Roma Apartments LTD

P-70977

After presentation of affidavit with evidence from Agent O'Connor & Associates and discussion of evidence by Jorge Villarreal Jr. Starr CAD Appraiser. 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# 2024-1748

Roberto & Cynthia Benitez

P-82447

After presentation of affidavit with evidence from Agent CADTAX Tax Consulting and discussion of evidence by Alex Cahue Starr CAD Appraiser. 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# 2024-1749

Roberto & Cynthia Benitez

P-91722

After presentation of affidavit with evidence from Agent CADTAX Tax Consulting and discussion of evidence by Alex Cahue Starr CAD Appraiser. A motion was made by Oscar Ramirez, Jr and second by Mr. Abraham G. Gonzalez III to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-1740

Mike R & Diana P Perez

P-17752

After presentation of affidavit with evidence from Agent CADTAX Tax Consulting and discussion of evidence by Alex Cahue Starr CAD Appraiser. 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# 2024-1750

Mike R & Diana P Perez

P-95001

After presentation of affidavit with evidence from Agent CADTAX Tax Consulting and discussion of evidence by Alex Cahue Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez III and second by Oscar Ramirez, Jr to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-1738

Rose Marie G Rodriguez

P-12423

After presentation of affidavit with evidence from Agent CADTAX Tax Consulting and discussion of evidence by Alex Cahue Starr CAD Appraiser. A motion was made by Oscar Ramirez, Jr and second by Mr. Abraham G. Gonzalez III to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-1742

Margo Land Enterprises

P-21909

Case# 2024-1743

Margo Land Enterprises

P-67487

Case# 2024-1744

Margo Land Enterprises

P-67488

After presentation of affidavit with evidence from Agent CADTAX Tax Consulting and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. 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# 2024-1745

Margo Land Enterprises

P-67490

Case# 2024-1746

Margo Land Enterprises

P-67491

Case# 2024-1747

Margo Land Enterprises

P-73740

After presentation of affidavit with evidence from Agent CADTAX Tax Consulting and discussion of evidence by Rafael Rendon Jr Starr CAD Appraiser. 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# 2024-1606

Kinder Morgan Texas Pipeline LLC

P-94904

After presentation of affidavit with evidence from Kinder Morgan and discussion of evidence by Eduardo Rivas, Jr Starr CAD Appraiser. A motion was made by Mr. Abraham G. Gonzalez III and second by Oscar Ramirez, Jr to deny protest and sustain district value. The motion was approved unanimously.

Case# 2024-1545

Jose G Campos

P-84097

After presentation of affidavit with evidence from Jose G Campos and discussion of evidence by Alex Cahue Starr CAD Appraiser. A motion was made by Mr. Oscar Ramirez, Jr and second by Ms. Juanita G Saenz to lower percent good as recommended by appraiser from 92% to 89 % good. The motion was approved unanimously.

Furthermost after hearing the last protest Mr. Pedro Ybarra stated all other scheduled protest for July 9,2024 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.

7. Approval of The Appraisal Records pursuant to section 41.12 of the Property Tax Code.

None.

C. PRESENTATION, RECOGNITIONS, ANNOUNCEMENTS

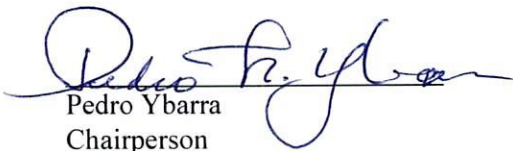
Appraisal Review Board was brief of our next Appraisal Review Board Protest meeting date July 10, 2024.

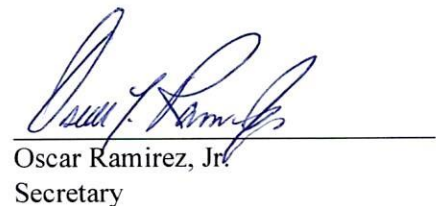
E. OTHER BUISNESS

None.

F. ADJOURNMENT

There being no further business before the Starr County Appraisal Review Board recessed until July 10, 2024 at 9:00 a.m.


Pedro Ybarra
Chairperson


Oscar Ramirez, Jr
Secretary