



**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  
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 October 2, 2024 starting at 9:03 a.m. and adjourning at 10:26 a.m.**

**A. MEETING CALL TO ORDER**

1. **Declaration of Quorum and call to order** - Mr. Pedro Ybarra, Chairperson called the meeting to order at 9:03 a.m.
2. **Pledge of Allegiance** - Mr. Julio Gonzalez 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 July 17, 2024.**

A motion to approve minutes for July 17, 2024, was made by Mr. Abraham G. Gonzalez III and second by Ms. Juanita 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# 2025-2**

**CSV SNF Texas LLC**

**P-84222**

After presentation of affidavit with evidence by phone from Ms. Lee Meyercord and Ms. Kate Minnich and discussion of evidence by Sandee Giles 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# 2025-3**

**Starr County Nursing and Transitional Care P-1004254**

After presentation of affidavit with evidence by phone from Ms. Lee Meyercord and Ms. Kate Minnich and discussion of evidence by Sandee Giles 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# 2025-4**

**Starr County SNF Project LLC**

**P-999260**

After presentation of affidavit with evidence by phone from Ms. Lee Meyercord and Ms. Kate Minnich and discussion of evidence by Sandee Giles 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# 2025-1**

**Rio Grande City Nursing & Rehabilitation P-86371**

After presentation of affidavit with evidence by phone from Ms. Lee Meyercord and Ms. Kate Minnich and discussion of evidence by Sandee Giles 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.

**5. 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.**

Appraisal Review Board was presented with protest two motions for hearing to correct one-third over-appraised error of non-residence homestead property for P-68050,7751,7750. Motion to deny hearing was made by Mr. Oscar Ramirez, Jr. and second by Mr. Abraham G. Gonzalez III for the reason being the motion for hearing to correct one-third over-appraised error of non-residence homestead property is for a commercial property. Appraisal Review Board advised to notify taxpayer of error and to be able to send in corrected motion.

**C. PRESENTATION, RECOGNITIONS, ANNOUNCEMENTS**

None.

**E. OTHER BUISNESS**

None.

**F. 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. Oscar Ramirez, Jr. to adjourn meeting at 10:26 a.m. The motion was approved unanimously.

Pedro Ybarra  
Chairperson

Oscar Ramirez, Jr.  
Secretary