

Greene County Board of Equalization Meeting  
Tuesday, July 16, 2025

Members Present: Kaeli Burkett, Angie Mullings, Lyle Foster (Chairman), Courtney Pinkham-Martin, Todd Thomas

Members Absent: Janet Blair (Vice Chairman),

County Clerk's Office: Connie Yen

Collector's Office: None

Assessor's Office: Christian Carroll, Monte Ray

Announcements & Notices:

Old Business: None

New Business:

A quorum was present. The meeting was called to order by Chairman Lyle Foster at 9:01 AM.

- 88-??? KE Andrews (COUNTY)
  - Eric Hoefler represented the property and argued exemption to the property assessed value due to over valuation and property classification.
  - Board members asked appellant questions.
  - Chief Deputy of Real Estate Assessor Monte Ray represented the Assessor's office
  - Board asked assessor's office questions.
  - Chairman Foster responded to appellants comments.
  - Withdrew
- 88-13-12-317-012 DAN JOHNSON & ASSOC. LLC (CITY)
  - Dan Johnson represented the property argued exemption to the property assessment based on procedural rules not followed.
  - Chairman Foster responded to appellants comments.
  - Chief Assessor Christian Carroll represented the Assessor's office.
  - Melissa Davidson and Monte Ray presented
- 88-13-12-309-020 DAN JOHNSON & ASSOC. LLC (CITY)
  - Dan Johnson represented the property argued exemption to the property assessment based on procedural rules not followed.

- Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
  - Chairman Foster responded to appellants comments.
  - Chief Assessor Christian Carroll represented the Assessor's office.
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- 88-13-12-317-029                      DAN JOHNSON & ASSOC. LLC                      (CITY)
    - Dan Johnson represented the property argued exemption to the property assessment based on procedural rules not followed.
    - Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
    - Chairman Foster responded to appellants comments.
    - Chief Assessor Monte Ray represented the Assessor's office.
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- 88-12-31-103-115                      COX                      (CITY)
  - 88-12-33-202-027
  - 88-13-26-305-021
  - 88-13-36-101-041
  - 88-17-10-400-026
  - 88-18-01-406-109
  - 88-18-03-101-130
  - 88-18-03-201-042
  - 88-18-10-101-081
  - 88-18-10-401-201
  - 88-18-12-107-046
  - 88-19-03-201-003
  - 88-19-07-208-003
  - 88-19-07-209-007
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  - Mark Frees represented the property argued exemption to the property assessment based on procedural rules not followed.
  - Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
  - Chairman Foster responded to appellants comments.
  - Chief Assessor Christian Carroll represented the Assessor's office. No change.
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- 88-03-32-200-020                      FREDDIE JEAN ZIMMERMAN                      (COUNTY)
    - Freddie Jean Zimmerman represented the property argued exemption to the property assessment based on procedural rules not followed.
    - Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
    - Chairman Foster responded to appellants comments.



- Chief Assessor Monte Ray and Melissa Davidson represented the Assessor's office.
  
- 88-12-21-203-045                      WES BOWMAN PROPERTIES LLC                      (CITY)
  - Wes Bowman represented the property argued exemption to the property assessment based on procedural rules not followed.
  - Todd Thomas, Kaeli Burkett, and Courtney Pinkham- Martin made a point of order regarding procedural issues presented by appellant not based on valuation.
  - Chairman Foster responded to appellants comments.
  - Chief Assessor Monte Ray represented the Assessor's office.
  
- 88-13-22-109-011                      Eric and Kimberly Brown                      (CITY)
  - Ken Jennings represented the property argued exemption to the property assessment based on procedural rules not followed.
  - Kaeli Burkett made a point of order regarding procedural issues presented by appellant not based on valuation.
  - Chairman Foster responded to appellants comments.
  - Chief Assessor Monte Ray represented the Assessor's office.
  
- 88-12-15-400-084                      ED AND PAT SAMEK                      (COUNTY)
  - Ed Samek represented the property argued exemption to the property assessment based on procedural rules not followed.
  - Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
  - Chairman Foster responded to appellants comments.
  - Chief Assessor Monte Ray represented the Assessor's office.

Recess at 10:08 a.m. Reconvened at 10:16

- 88-18-03-101-026                      RIDGVIEW PROPERTIES                      (CITY)
  - Robert Mahaffey and Steve Jackson, appraiser, represented the property and argued exemption to the property assessed value due to over valuation.
  - Todd Thomas and Courtney Pinkham- Martin made a point of order regarding procedural issues presented by appellant not based on valuation.
  - Board members asked appellant questions.
  - Chairman Foster responded to appellants comments.
  - Chief Assessor Monte Ray represented the Assessor's office.

- 88-18-10-301-220                      ARVEST BANK 902                      (CITY)
  - Daniel Shephard, Property Tax Services, represented the property and argued exemption to property assessment due to over valuation.
  - Chairman Foster responded to appellants comments.
  - Chief Real Estate Assessor Monte Ray represented the Assessor's office said they didn't know this was on the agenda. Request no change.
  
- 88-19-04-207-071                      ARVEST BANK                      (CITY)
  - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor's office said they didn't know this was on the agenda. Request no change.
  - Chairman Foster responded to appellants comments.
  
- 88-19-07-205-003                      CLANCY PROP IV LLC                      (CITY)
  - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor's office said they didn't know this was on the agenda. Request no change.
  - Chairman Foster responded to appellants comments.
  
- 88-12-04-103-019                      THE GREENS AT SPRINGFIELD                      (CITY)
  - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor's asked for a no change.
  - Chairman Foster responded to appellants comments
  
- 88-12-04-204-028                      THE GREENS AT SPRINGFIELD                      (CITY)
  - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor's asked for a no change.
  - Chairman Foster responded to appellants comments
  
- 88-12-04-103-020                      GREENS AT SPRINGFIELD PHASE II                      (CITY)
  - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.

- Chief Real Estate Assessor Monte Ray represented the Assessor's asked for a no change.
  - Courtney Pinkham-Martin asked a question of the Assessor's office.
  - Chairman Foster responded to appellants comments
- 88-17-17-301-176 & 88-17-17-301-177      KEYSTONE STORAGE III LLC  
(COUNTY)
    - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
    - Chief Real Estate Assessor Monte Ray represented the Assessor's office.
    - Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
    - Chairman Foster responded to appellants comments
  - 88-12-05-301-093      KEYSTONE STORAGE II LLC      (CITY)
    - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
    - Chief Real Estate Assessor Monte Ray represented the Assessor's office. Didn't have time to prepare a report.
    - No questions from the board
    - Chairman Foster responded to appellants comments

88-13-04-301-026      BLOOM SPRINGFIELD LLC      (CITY)

- Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
  - Melissa Davidson represented the Assessor's office.
  - Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
  - Chairman Foster responded to appellants comments.
- 88-12-16-203-021      PYTHIAN PROPERTIES LLC      (CITY)
    - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
    - Chief Real Estate Assessor Monte Ray represented the Assessor's office.
    - Courtney Pinkham-Martin and Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
    - Chairman Foster responded to appellants comments.
  - 88-19-18-201-081      VILLAS AT LARK POINTE LP      (CITY)

- Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor's office.
  - No questions or comments from the board.
  - Chairman Foster responded to appellants comments.
- 88-18-14-204-015                      VILLAS AT QUAIL CREEK LP                      (CITY)
    - Daniel Shephard, Property Tax Services represented the property and argued exemption to the property assessment due to over valuation.
    - Chief Real Estate Assessor Monte Ray represented the Assessor's office.
    - Todd Thomas made a point of order regarding procedural issues presented by appellant not based on valuation.
    - Chairman Foster responded to appellants comments.

Lyle Foster called for a three minutes break at 11:09 a.m. Readjourned at 11:12 a.m.

- 88-18-08-100-032                      0421 PROPERTIES, LLC                      (COUNTY)
  - Tracy Ruby represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor's office.
  - No questions from the board
  - Chairman Foster responded to appellants comments.
  
- 88-14-23-100-007                      SGF SPORTS (PHILCREST PROPERTIES)                      (CITY)
  - Rob Phillips represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor's office. Requested a no change.
  - No questions from the board
  - Chairman Foster responded to appellants comments.
  
- 88-12-07-415-038                      HEMAL KUMAR PATEL (RAM RAM LLC)                      (CITY)
  - Patel represented the property and argued exemption to the property assessment due to over valuation.
  - Christian Carrol represented the Assessor's office. Requested a no change.
  - No questions from the board
  - Chairman Foster responded to appellants comments.

- 88-12-06-108-043                      HENIL & YUG CORP.                      (CITY)
  - Patel represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor’s office.
  - No questions from the board
  - Chairman Foster responded to appellants comments.
  
- 88-18-03-301-389                      RIGHT CHOICE ENTERPRISES LLC                      (COUNTY)
  - Dimitri represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor’s office.
  - No questions from the board
  - Chairman Foster responded to appellants comments.
  
- 88-18-03-401-021                      PENNOCK DEVELOPMENT LLC                      (CITY)
  - Joanie Mashburn represented the property and argued exemption to the property assessment due to over valuation.
  - Chief Real Estate Assessor Monte Ray represented the Assessor’s office.
  - Kaeli Burkett made a point of order regarding procedural issues presented by appellant not based on valuation.
  - Chairman Foster responded to appellants comments.

Lyle Foster led a discussion about what to do next. Adjourned briefly at 11:39.

**Executive Session:**

- 88-12-01-104-001                      KE Andrews (Eric Hoefler)                      (COUNTY)
 

Todd Thomas made a motion to accept the Assessor’s value. Courtney Pinkham-Martin seconded. Motion carried by voice vote.
  
- 88-13-12-317-012                      Dan Johnson, Agent Matthew Miller                      (COUNTY)
  - Todd Thomas moved to agree with assessor, Courtney Pinkham-Martin seconded. Motion carried by voice vote.

- 88-13-12-309-020                      Dan Johnson, Agent Matthew Miller                      (COUNTY)
  - Todd Thomas moved to agree with assessor, Angie Mullings seconded. Motion carried by voice vote.
- 88-13-12-317-029                      Dan Johnson, Agent Matthew Miller                      (COUNTY)
  - Courtney Pinkham-Martin moved to agree with assessor, Todd Thomas seconded. Motion carried by voice vote.
- Cox – 13 parcels
  - Courtney Pinkham-Martin moved to vote no change. Todd Thomas seconded. Motion carried by voice vote.
- 88-13-35-402-015                      COX – Mark Frees, 13 parcels                      (CITY)
- 88-03-32-200-0020                      Freddie Jean Zimmerman                      (COUNTY)
  - Angie Mullings moved to agree with assessor, Lyle seconded. Motion carried by voice vote.
- 88-18-14-101-138    (001)? Prime-Jaycee Yeadon                      (CITY)
  - Courtney Pinkham-Martin moved to agree with assessor, Ange seconded. Motion carried by voice vote. No change.
- 88-12-01-100-087                      Prime-Jaycee Yeadon                      (CITY)
  - Angie Mullings moved to agree with assessor, Lyle seconded. Motion carried by voice vote.
- 88-12-03-100-077                      Prime-Jaycee Yeadon                      (CITY)
  - Angie Mullings moved to agree with assessor, Lyle seconded. Motion carried by voice vote.
- 88-14-22-400-010                      Springfield Agri Marketing Group                      (COUNTY)
  - Angie Mullings moved to agree with assessor, Lyle Foster seconded. Motion carried by voice vote.

- 88-12-21-203-045                      Wes Bowman Properties LLC                      (CITY)
  - Courtney Pinkham-Martin moved to agree with assessor, Todd Thomas seconded. Motion carried by voice vote.
- 88-13-22-109-011                      Eric Brown and Kimberly Jean                      (CITY)
  - Angie Mullings moved to agree with assessor, ??? seconded. Motion carried by voice vote.
- 88-12-15-400-084                      Ed and Pat Samek                      (COUNTY)
  - Angie Mullings moved to agree with assessor, Lyle seconded. Motion carried by voice vote.
- 88-18-03-101-026                      Ridgeview Properties                      (CITY)
  - Courtney Pinkham-Martin moved to agree with assessor, Angie Mullings seconded. Motion carried by voice vote.
- 88-18-10-301-220                      Arvest Bank 902                      (CITY)
  - Courtney Pinkham-Martin moved to agree with assessor, Angie Mullings seconded. Motion carried by voice vote.
- 88-19-04-207-071                      Arvest Bank                      (CITY)
  - Courtney Pinkham-Martin moved to agree with assessor, Angie Mullings seconded. Motion carried by voice vote.
- 88-19-07-205-003                      Clancy Prop IV LLC                      (CITY)
  - Courtney Pinkham-Martin moved to agree with assessor, Kaeli Burkett seconded. Motion carried by voice vote.
- 88-12-04-103-019                      The Greens at Springfield                      (CITY)
  - Angie Mullings moved to agree with assessor, Courtney Pinkham-Martin seconded. Motion carried by voice vote.
- 88-12-04-204-028                      The Greens at Springfield                      (CITY)
  - Kaeli Burkett moved to agree with assessor, Angie Mullings seconded. Motion carried by voice vote.

- 88-12-04-103-020 Greens at Springfield Phase II (CITY)
  - Kaeli Burkett moved to agree with assessor, Courtney Pinkham-Martin seconded. Motion carried by voice vote.
- 88-17-17-301-176 & 88-17-17-301-177 Keystone Storage III LLC (COUNTY)
  - Angie Mullings moved to agree with assessor, Lyle seconded. Motion carried by voice vote.
  - Angie Mullings moved to agree with assessor, Lyle seconded. Motion carried by voice vote
- 88-12-05-301-093 Keystone Storage II LLC (CITY)
  - Courtney Pinkham-Martin moved to agree with assessor, Todd Thomas seconded. Motion carried by voice vote
- 88-13-04-301-026 BLOOM SPRINGFIELD LLC (CITY)
  - Kaeli Burkett moved to agree with assessor, Courtney Pinkham-Martin seconded. Motion carried by voice vote
- 88-12-16-203-021 PYTHIAN PROPERTIES LLC (CITY)
  - Courtney Pinkham-Martin moved to agree with assessor, Todd Thomas seconded. Motion carried by voice vote
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- 88-19-18-201-081 VILLAS AT LARK POINTE LP (CITY)
  - Kaeli Burkett moved to agree with assessor, Angie Mullings seconded. Motion carried by voice vote.
- 88-18-14-204-015 VILLAS AT QUAIL CREEK LP (CITY)
  - Todd Thomas moved to agree with assessor, Kaeli Burkett seconded. Motion carried by voice vote.
- 88-18-08-100-032 0421 PROPERTIES, LLC (COUNTY)
  - Angie Mullings moved to agree with assessor, Lyle seconded. Motion carried by voice vote.
- 88-14-23-100-007 SGF SPORTS (PHILCREST PROPERTIES) (CITY)

