

**APPRAISAL REVIEW BOARD
HIDALGO COUNTY APPRAISAL DISTRICT
EDINBURG, TEXAS 78539**

MINUTES

NOTICE had been posted that on February 20, 2024, the Hidalgo County Appraisal Review Board would meet to hear and determine 2023 appeals on all matters permitted by the Texas Property Tax Code, Chapter 41, and continue to meet as per ARB schedule until all timely filed appeals (taxpayers and Entity Challenge) were heard and resolved.

The following are minutes for **February 20, 2024**, starting at 9:00 a.m. ending at 4:37 p.m.

Board Members Present: Oscar Cuellar, Chairman
John Flores, Vice-Chairman
Annette Valadez, Secretary
Graciela Farias, Member
Raul Vela, Member
Ramona Barron, Member
Maria Regalado, Member
Sandra Casas, Member
Alicia Guerrero, Member

Board Members Absent: Eloy Barrientes, Member

NOTICE had been posted that on the above date and time, the Appraisal Review Board of Hidalgo County Appraisal District, hereinafter referred to as ARB, would hold a meeting by videoconference, teleconference, and at 4405 S Professional Dr., Edinburg, Texas to consider protests filed for 2023 and prior years, and motions from the Chief Appraiser to correct 2023 and prior year records. Following is the record of the proceedings.

ITEM 1. DECLARATION OF QUORUM AND CALL TO ORDER: Mr. Oscar Cuellar, Chairman of the ARB, determined a quorum was present and called the meeting to order at 9:00 a.m.

ITEM 2. PLEDGE OF ALLEGIANCE: Mr. Oscar Cuellar, Chairman of the ARB, asked Mrs. Graciela Farias, Member of the ARB to lead everyone present in the pledge of allegiance.

ITEM 3. APPROVAL OF MINUTES OF MEETING HELD JANUARY 16, 2024: A motion was made by Mr. John Flores, Vice-Chairman of the ARB, and seconded by Mrs. Ramona Barron, Member of the ARB to approve the minutes of meeting held January 16, 2024. The motion passed unanimously.

ITEM 4. PUBLIC COMMENTS: No taxpayers were present for public comments.

ITEM 5. PENDING LITIGATION: None.

ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO ACCEPT THE APPRAISAL RECORDS FOR 2023 AND PRIOR YEARS OMITTED RECORDS: A motion was made by Mr. Raul Vela, Member of the ARB, and seconded by Mrs. Alicia Guerrero, Member of the ARB, to accept the Appraisal Records for 2023 and prior year omitted records. The motion passed unanimously.

ITEM 7. NON-COMMUNICATION WITH INTERESTED PARTIES CONCERNING PROPERTIES: For the record, all ARB members present signed the affidavit, attesting they had not had any communication with the taxpayers or Chief Appraiser prior to the meeting. No action taken.

ITEM 8. HEARINGS FOR TAXPAYERS PROTESTS: - One-Hundred Eighty-Seven accounts were scheduled to be heard by the ARB on February 20, 2024. Seventy-Three accounts were presented to offer evidence. Mr. Oscar Cuellar, Chairman, assigned Panels A, B, & C to conduct protest hearings. After all protestors were heard, the Full Board met to ratify all accounts presented. After the review of the accounts for Panel A, a motion was made by Mrs. Sandra Casas, Member of the ARB and seconded by Mr. Raul Vela, Member of the ARB, to approve the accounts presented. The motion passed unanimously. After the review of the accounts for Panel B, a motion was made by Mrs. Graciela Farias, Member of the ARB and seconded by Mrs. Maria Regalado, Member of the ARB, to approve the accounts presented. The motion passed unanimously. After the review of the accounts for Panel C, a motion was made by Mrs. Maria Regalado, Member of the ARB, and seconded by Mr. John Flores, Vice-Chairman of the ARB, to approve the accounts presented. The motion passed unanimously.

ITEM 9. CONSIDERATION AND POSSIBLE ACTION TO CORRECT THE 2023 AND PRIOR YEAR RECORDS ON RECOMMENDATION BY THE CHIEF APPRAISER:

(a) A motion was made by Mr. John Flores, Vice-Chairman of the ARB, and seconded by Mrs. Alicia Guerrero, Member of the ARB, to correct 2023 and prior years omitted records submitted by mail to the ARB-Section 41.10 PTC. The motion passed unanimously.

(b) A motion was made by Mrs. Ramona Barron, Member of the ARB, and seconded by Mrs. Sandra Casas, Member of the ARB, to correct Prior Years Appraisal Roll- Section 25.25. The motion passed unanimously.

(c) A motion was made by Mrs. Alicia Guerrero, Member of the ARB, and seconded by Mr. Raul Vela, Member of the ARB, to Correct Appraisal Roll- Section 25.25(b). The motion passed unanimously

ITEM 10. NON-PRESENT MOTION:

(a.) A motion was made by Mr. John Flores, Vice-Chairman of the ARB, and seconded by Mrs. Alicia Guerrero, Member of the ARB, to accept the recommendation from the Chief Appraiser on protests where the owner/agent provided information resulting in an agreed value. The motion passed unanimously.

(b.) Mr. John Flores, Vice-Chairman of the ARB, asked if there were any remaining protesters on the list that desired to be heard. There being no taxpayers needing to be heard, Mr. John Flores, Vice-Chairman of the ARB, made a motion that the ARB accept the recommendation, if any, from the Chief Appraiser on protests where taxpayers did not appear to offer evidence. Additionally, if no recommendation is made by the Chief Appraiser, **NO ACTION** is taken on the remaining protests. The motion was seconded by Mrs. Ramona Barron, Member of the ARB, and Passed unanimously.

ITEM 11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE 2023 AND PRIOR YEARS OMITTED RECORDS- SECTION 41.12 PTC:

(a) A motion was made by Mrs. Alicia Guerrero, Member of the ARB, and seconded by Mrs. Graciela Farias, Member of the ARB, approving the 2023 and prior year omitted records as presented by the Chief Appraiser. The motion passed unanimously.

(b) A motion was made by Mrs. Sandra Casas, Member of the ARB and seconded by Mrs. Maria Regalado, Member of the ARB, certifying all protest and all changes have been heard. The motion passed unanimously.

ITEM 12. DISCUSSION ON QUARTERLY REPORT FOR PTC 25.25(B): A report on accounts appearing under PTC 25.25(B) were presented to the ARB. No motion taken.

ITEM 13. MOTION TO ADJOURN: There being no further business before the ARB, a motion was made by Mr. Raul Vela, Member of the ARB, and seconded by Mrs. Ramona Barron, Member of the ARB, to adjourn the meeting. The meeting was adjourned at 4:37 p.m.