

**KIMBLE COUNTY**  
**APPRAISAL REVIEW BOARD**  
**September 17, 2025 MINUTES**

The Appraisal Review Board for the Kimble County met on Wednesday, September 17, 2025. The public meeting was held at the City Council Meeting Room, 102 N. 5<sup>th</sup> Street, Junction Texas. Dean Eckert, co-chair called the meeting to order. at 8:58 a.m. A panel was established with Dean Eckert, Jimmy Leineweber, and Paul Urban. Also present were Tom Shirley, Senior Appraiser; Clarissa Teichman, Deputy Chief Appraiser; and Elissa Hooper, Office Manager.

Public Present: None

Public comment: None

Heard the following protests:

- 2025-519- PID #21166- Modarelli, Stephen J.-After hearing protest, Jimmy made a motion to reduce the land value to \$8,824.56/acre with an improvement value to \$22,150.00 for a total market value of \$1,045,610.00. Dean Eckert seconded motion. Motion carried.
- 2025-520-PID #21165-Modarelli, Stephen J.-After hearing protest, Jimmy made a motion to leave the previously adjusted land value of \$8,824.56/acre with a total land market value of \$591,780.00. Dean seconded motion. Motion carried.
- 2025-261-PID #8996-Councill Revocable Trust-After hearing protest, Dean made a motion to reduce the land value from \$79,020.00 to \$64,602.00 with improvements at \$66,030.00 for a total market value of \$130,632.00. Jimmy seconded motion. Motion carried.
- 2025-207-PID #7463-Griffin, Leslie L.-After hearing protest, Dean made a motion to reduce the square footage of living area by 100 sq. ft, for a total of 2000 sq. ft. and adjust the improvement value from \$434,000 to \$426,830. The motion recommended to adjust the total market value to \$639,980, which is \$96,446.57/acre for a land value of \$213,150.00. Jimmy seconded motion made by Dean. Motion carried.
- 2024-487-PID #2001-Pumplun Smith Partnership-After hearing protest, Jimmy made a motion to reduce improvement value to \$123,550.00 and a land value to \$122,500.00 for a total market value of \$246,050.00. Dean seconded motion. Motion carried.
- 2025-424-PID #2001-Pumplun Smith Partnership-After hearing protest, Jimmy made a motion to sustain the Appraisal Districts assessed market value of \$379,940.00. Dean seconded motion. Motion carried.
- 2024-488-PID #2002-Pumplun Smith Partnership-After hearing protest, Jimmy made a motion to sustain the Appraisal Districts assessed 2024 land value of \$103,950.00. Dean seconded motion. Motion Carried

- 2025-425-PID #2002-Pumplun Smith Partnership-After hearing protest, Jimmy made a motion to sustain the Appraisal Districts assessed 2025 land value of \$131,750.00. Dean seconded motion. Motion carried.

Recess for lunch

In session at 2:08pm

- 2025-596-PID #1322-Schaefer, C.W. JR-After hearing protest, Dean made a motion to sustain the Appraisal Districts assessed value of \$95,220.00. Jimmy seconded motion. Motion carried.
- 2025-593-PID #5280- Schaefer, C.W. JR-After hearing protest, Jimmy made a motion to sustain the Appraisal Districts assessed value of \$164,900.00. Dean seconded motion. Motion carried.
- 2025-595-PID #8123- Schaefer, C.W. JR-After hearing protest, Jimmy made a motion to change the age of the house to built in 1920; changed condition from average to fair plus 40% depreciation. The total improvements value is \$53,630.00, total land value is \$34,000, for a total market value to \$87,430.00. Dean seconded motion. Motion carried.
- 2025-597- PID #8124-Schaefer, C.W. JR-After hearing protest, Jimmy made a motion to sustain the Appraisal Districts assessed market value of \$165,590.00. Dean seconded motion. Motion carried.
- 2025-566-PID #2304-Barato Ventures, Inc-After hearing protest, Jimmy made a motion reduce the market value to \$345,250.00. Dean seconded motion. Motion carried.
- 2025-553-PID #7499-Hoppess, Karl C-After hearing protest, Dean made a motion to sustain the Appraisal Districts assessed value of \$149,470.00. Jimmy seconded motion. Motion carried.
- 2025-181-PID #11165-Shook, David L-After hearing protest, Dean made a motion to sustain the Appraisal Districts assessed market value of \$266,110.00. Jimmy seconded motion. Motion carried.

The following protests were withdrawn/settled prior to hearing:

- 2025-61
- 2025-590
- 2025-239

The following protests were rescheduled prior to hearing:

- 2025-205
- 2025-206
- 2025-556
- 2025-555
- 2025-557
- 2025-560
- 2025-559

- 2025-558
- 2025-564
- 2025-563
- 2025-562
- 2025-561
- 2025-565
- 2025-554

The following protests were determined no-shows at time of hearing:

- 2025-846
- 2025-847
- 2025-848
- 2025-376
- 2025-816
- 2025-370
- 2025-426
- 2025-283
- 2025-281
- 2025-282
- 2025-285
- 2025-284
- 2025-280
- 2025-279
- 2025-278
- 2025-277
- 2025-246
- 2025-342

Review and approval of minutes from meetings of August 20, 2025 and August 27, 2025 was tabled until October 1, 2025. Motion made by Jimmy and Dean. Motion carried.

Board Input- none discussed

The meeting adjourned at 4:09 p.m. made by Jimmy, seconded by Dean. Motion carried.

All ARB meetings are recorded.

  
Chair

  
Secretary

