From: John Ankrum <jankrum@mpcity.org>
Subject: RE: Application.pdf
Date: Tue, 2 Sep 2025 19:28:53 +0000
To: Shirley Dickerson <shirley.dickerson@titus-cad.org>
Attachments: 20250902150106973.pdf

Shirley, the last email I sent you showed the correct valuation on the permit. I have also attached a copy of the permit history, and I highlighted where HSGov changed the permit number, not sure why they did that. Put it references the old permit number as well.

From: Shirley Dickerson <shirley.dickerson@titus-cad.org>
Sent: Tuesday, September 2, 2025 1:57 PM
To: John Ankrum <jankrum@mpcity.org>
Cc: Regina Reynolds <rreynolds@mpcity.org>
Subject: RE: Application.pdf

CAUTION: [EXTERNAL EMAIL]

Sorry, one more question. Could you possibly send an updated copy of the permit with the correct value or a listing that has the Project number CAR25958? Sorry for all the questions about this one.

Shirley Dickerson RPA, RTA, CTA, CCA
Chief Appraiser

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From: John Ankrum <jankrum@mpcity.org>
Sent: Tuesday, September 2, 2025 1:48 PM
To: Shirley Dickerson <shirley.dickerson@titus-cad.org>
Cc: Regina Reynolds <rreynolds@mpcity.org>
Subject: RE: Application.pdf

Shirley, it's the $1,023,210. I have updated the permit I also attached a copy of our monthly report from April 2023, which reflects the same valuation (see attached). When they imported the data from our old system to our new one some things got jumbled. I also attached a copy of the permit with the correct valuation.

From: Shirley Dickerson <shirley.dickerson@titus-cad.org>
Sent: Tuesday, September 2, 2025 1:11 PM
To: John Ankrum <jankrum@mpcity.org>
Subject: RE: Application.pdf

CAUTION: [EXTERNAL EMAIL]

Good afternoon,

I have the permit CAR25958 that reflects a value of $19,633,400, I asked her to check the application since it did not appear that Wal-Mart had made over $19 million in upgrades. The application reflects a value of $1,023,210. There is nothing on the application that ties it to the permit. I am wondering if there is anything that will show that the permit really isn't for over $19 million or if the permit gets corrected? Feel free to give me a call if you need more information.

903-572-7939.

Shirley Dickerson RPA, RTA, CTA, CCA
Chief Appraiser

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From: John Ankrum <jankrum@mpcity.org> **On Behalf Of** Regina Reynolds
Sent: Tuesday, September 2, 2025 1:02 PM
To: Shirley Dickerson <shirley.dickerson@titus-cad.org>; Regina Reynolds <rreynolds@mpcity.org>
Subject: RE: Application.pdf

Shirley, Regina is out what address was this permit for?

From: Shirley Dickerson <shirley.dickerson@titus-cad.org>
Sent: Tuesday, September 2, 2025 11:51 AM
To: Regina Reynolds <rreynolds@mpcity.org>
Subject: RE: Application.pdf

CAUTION: [EXTERNAL EMAIL]

Good morning,

I am looking back at this application and the permit with the value discrepancies. Is there something that identifies that the application goes with this permit? The square footage is the same but that is all I see that ties them together. A Candy Singletary signed the application, but a Billy Shipley is the contractor. I just need to be able to prove that the remodel valuation was not $19,633,400 that the permit reflects.

Thank you for your help.

Shirley Dickerson RPA, RTA, CTA, CCA
Chief Appraiser

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From: Regina Reynolds <rreynolds@mpcity.org>
Sent: Wednesday, August 13, 2025 3:17 PM
To: Shirley Dickerson <shirley.dickerson@titus-cad.org>
Subject: Application.pdf

Here is the application. Something must have happened when the permit crossed over to the new program because the value is not the same. The estimated value is $1,023,210. The square footage is the same which is 172,753.