



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Board of Tax Assessors

130 Jacobs Way, Suite 201, Clarkesville, GA 30523
706-839-0100 Fax: 706-754-8079

Tuesday, February 10, 2026, 9:00 a.m.

AGENDA

- I. Call to order by Chairman; invocation by Bill Terry
- II. Public Comments:
- III. Approve Agenda
- IV. Old Business
 1. Minutes: January 13, 2026
 2. Miscellaneous:
- V. New Business:
 - a. ACO 2025-7
Affi 2025-7a
ACO 2025-8
 - b. Homestead Exemption:
 - a. 2026 Approval Listing
 - b. 2026 Denial Listing
 - c. 2026 Veteran Approval Listing
 - d. 2025 Late Income Listing
 - c. Conservation Use:
 - a. 2026 Releases --
 - b. 2026 Approval Listing --
 - c. 2026 Under 10 Acres --
 - d. Miscellaneous – Tench, Paula & Victor 040-076
 - d. Status Update from Chief Appraiser
 - a. 2026/2027 Budget
 - e. Executive Session, if necessary: Personnel



HABERSHAM COUNTY

Board of Tax Assessors

130 Jacob's Way Suite 201, Clarkesville, GA
30523

Tuesday, February 10, 2026 9:00 A.M.

A regularly scheduled meeting of the Habersham County Board of Assessors was held on Tuesday, February 10, 2026, at 9:00 a.m. in the Conference Room on the 2nd floor located at 130 Jacob's Way, Clarkesville, in Habersham County, Georgia.

Present: Bill Terry, Chairman; Jimmy Dean, Vice-Chairman; Stacy Berry, Member; John King, Member; Sonya Turgeon, Member; Kelly McCormick, Chief Appraiser; Amy Garmon, Secretary.

Absent: None

Bill Terry, Chairman called the meeting to order at 9:00 a.m.

Bill Terry, Chairman delivered the invocation.

Approval of Agenda:

Motion made by John King to **approve** the February 10, 2026 agenda; seconded by Sonya Turgeon; voted unanimously to approve motion.

Old Business:

Board Minutes: January 13, 2026

Motion made by John King to forego the reading and **approve** the minutes of January 13, 2026; seconded by Sonya Turgeon; voted unanimously to approve motion.

Miscellaneous:

Ms. Garmon informed the Board the staff shirts had been ordered and no date was given to when they would be ready. The color of Sport Gray was chosen for them.

Policies & Procedures

Chairman Terry asked if the Policies & Procedures had been approved. Ms. Garmon will be providing the staff with a copy and an acknowledgement letter to sign. Motion made by John King to approve the Policies & Procedures; seconded by Sonya Turgeon; voted unanimously to approve motion.

New Business:

ACO Corrections 2025-7

Motion by Sonya Turgeon to **approve** the ACO 2025-7; seconded by John King; voted unanimously to approve motion.

Affidavit 2025-7a

Motion by Sonya Turgeon to **approve** the Affidavit 2025-7A; seconded by John King; voted unanimously to approve motion.

ACO Corrections 2025-8

Motion by Sonya Turgeon to **approve** the ACO 2025-8; seconded by John King; voted unanimously to approve motion.

Homestead Exemption:

The attached listing of applicants for various homestead exemptions was submitted for review and approval by the Board for Tax Year 2026. Motion made by John King to **approve** the listing of homestead exemption applications for Tax Year 2026; seconded Jimmy Dean; voted to approve motion with Sonya Turgeon abstaining from the vote.

The attached listing of applicants for various homestead exemptions was submitted for review and denial by the Board for Tax Year 2026. Motion made by John King to **approve** the denial listing of homestead exemption applications for Tax Year 2026; seconded by Sonya Turgeon; voted unanimously to approve motion.

The attached listing of applications for Veteran Homestead exemptions was submitted for review and approval by the Board for Tax Year 2026. Motion made by Sonya Turgeon to **approve** the listing of Veteran homestead exemption applications for Tax Year 2026; seconded by John King; voted unanimously to approve motion.

The attached listing of applicants for the Late Income was submitted for review and approval by the Board for Tax Year 2025. These applicants submitted income that was a result of late income tax filing. Motion made by John King to **approve** the listing of the Late Income for homestead exemption applications for Tax Year 2025; seconded by Sonya Turgeon; voted unanimously to approve motion.

Conservation Use Valuation Assessment:

The Board reviewed the attached listing of applications for release for Conservation Use Valuation Assessment covenants expiring December 31, 2025 or breached, with and without penalties, for Tax Year 2026. Motion made by John King to **approve** the releases for all covenants listed for Tax Year 2026; seconded by Sonya Turgeon; voted unanimously to approve motion.

The Board reviewed the attached listing of applications for Conservation Use Valuation Assessment, over 10 acres, for Tax Year 2026. Motion made by John King to **approve** all new applications for CUVA for Tax Year 2026 for properties over 10 acres with recommended approval by appraisal staff; seconded by Sonya Turgeon; voted unanimously to approve motion.

The Board reviewed the attached listing of applications for Conservation Use Valuation Assessment, under 10 acres, for Tax Year 2026. Motion made by John King to **approve** CUVA applications for Tax Year 2026 for properties under

10 acres with recommended approval by appraisal staff; seconded by Sonya Turgeon; voted unanimously to approve motion.

Conservation Use Miscellaneous:

Tench, Paula & Victor 040-076

Ms. Garmon provided the Board with a request to end Conservation Use without a Penalty for Paula & Victor Tench. Mr. & Ms. Tench are over the age of 65 and have been in a renewal covenant for at least 3 years. Motion made by John King to **approve** the request for Paula & Victor Tench to end their Conservation Use Covenant without a Penalty for Tax Year 2026; seconded by Sonya Turgeon; voted unanimously to approve motion.

Status Update from Chief Appraiser

Mr. Kelly McCormick provided the Board with the following items:

- BOE is scheduled for March 9 & 10th for the ones that were scheduled for the dates we had snow & ice. Kelly is working on resolving all the appeals that are currently left. He informed the Board that Terry McCormick will be coming into the office tomorrow to work on the remaining appeals with Kelly.
- Kelly explained the budget to the Board and he provided information regarding the budget to the board members. The budget was discussed at length of why some line items had increased. Contracted Services went down due to McCormick Solutions. Training increased because Kelly would like 2 people to go to Jekyll and 2 to go to Savannah each year in addition to the conferences that Kelly would like the staff to attend.

Executive Session:

Motion made by John King to adjourn the regular meeting and enter Executive Session at 9:55 a.m.; seconded by Sonya Turgeon; voted unanimously to approve motion.

Motion made by John King to exit the Executive Session and re-enter the regular meeting at 11:08 a.m.; seconded by Sonya Turgeon; voted unanimously to approve motion.

Adjournment

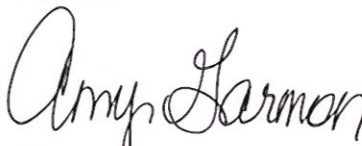
Motion made by John King to adjourn the meeting; seconded by Sonya Turgeon; voted unanimously to approve motion. The meeting was adjourned at 11:10 a.m.

Respectfully submitted,



Bill Terry, Chairman

Attest:



Amy Garmon

Secretary to the Board of
Assessors/Deputy Chief Appraiser

Approved: 
 Denied: _____

Approval Listings
 February 10, 2026

Name	Map Parcel	Exemptions	Accepted Application	Reviewed Application	Notes
ARGENTO JANE F	081-004L	C2F	DANIELLE	AMY	
AUSBURN CALE	010-064A	1F	AMY	AMY	
BAGGENSTOSS VERNON P	099-040	C2	KRISTI	AMY	
BALENGER JILL A	050-041	C1	DANIELLE	AMY	
BARDEN BRETT	108-077A	1F	KRISTI	AMY	
BARRETT DUSTIN	099-095K	1F	KRISTI	AMY	
BENNETT TONY	092-033	C2	KRISTI	AMY	
BLACK STEPHEN PAUL	115A-061	13F	DANIELLE	AMY	
BRITO CHRISTIAN DE JESUS	084-060E	1F	DANIELLE	AMY	
COCHRAN JOSEPHINE	141-003A	C1F	KRISTI	AMY	
COFFEE TERESA ELAINE	110-030	13F	DANIELLE	AMY	
COOK JUSTIN	128-005B	1F	KRISTI	AMY	
CRAVEN LORI	113-080	1F	DANIELLE	AMY	
DORSEY CHAD LYNN	088-042B	1F	DANIELLE	AMY	
DUNLAP RAY	098-069C	1F	KRISTI	AMY	
EASTERWOOD TIMOTHY	127-009P	C2	DANIELLE	AMY	
EGAN MICHELLE K	076-052	1F	DANIELLE	AMY	
EL ROD RICKY LEE	049-005A	C1F	DANIELLE	AMY	
FERGUSON VIRGIL LAWRENCE	045-008A	1F	DANIELLE	AMY	
FIGLEY TIMOTHY MARK	124-097	C1F	KRISTI	AMY	
FLORES MANUEL	134-006W	1F	DANIELLE	AMY	
FLORES RANGEL CECILIA	132-058	1F	DANIELLE	AMY	
FREEMAN JERRY CHRISTOPHER	100-006	1F	DANIELLE	AMY	
GARNER LISA ANN	099-159	1F	DANIELLE	AMY	
GARRETT LINDA	064-019	C1F	BONNIE	AMY	
GEORGE GERALD F	006-049	C2F	DANIELLE	AMY	

Approved
 NMC
 2-11-26

GERRIN BRICE	132-028	1F	KRISTI	AMY	
GIBSON PAUL	102-171	1F	KRISTI	AMY	
GIESEL RYAN	088-040H	ES1	KRISTI	AMY	
HAMES JAMES CORBETT III	129-089	1F	DANIELLE	AMY	
HAYES AMY JOHNSON	071-014	1F	DANIELLE	AMY	
HEAGY KEGAN MICHAEL	114A-054	1F	DANIELLE	AMY	
HERAZY THEODORE	041-170D	1F	KRISTI	AMY	
HICKS SHARON LACY	023-103	1F	DANIELLE	AMY	
HOPKINS KIMBRELL TERESA	097-111	L7F	KRISTI	AMY	
IVESTER CHERYL DARLENE	068-071	1F	KRISTI	AMY	
JOHNSON JOY D	145-003	C2F	KRISTI	AMY	
JOHNSON MICHELLE LEE	042-021A	1F	KRISTI	AMY	
JONES JARRED ALAN	129-013	1F	KRISTI	AMY	
KELLER BILLY G	096-054	1F	KRISTI	AMY	
KELLY SHARON	040-056J	C2	DANIELLE	AMY	
KONGKEO THONE	087A-056	1F	DANIELLE	AMY	
LINDELAND ANNA	112C-016	1F	KRISTI	AMY	
LOGGINS DYLAN SAMUEL	021-052	1F	KRISTI	AMY	
LOGGINS JOHN E	043-161	C1F	DANIELLE	AMY	
MANGER NANCY	068-053	C2F	KRISTI	AMY	
MARTIN W MICHAEL JR	082-046	S1	KRISTI	AMY	
MATHIS RONNIE ROBERT	102-228	C1F	DANIELLE	AMY	
MIGUEL JOSE ENRIQUE JOSE	104-183B	1F	DANIELLE	AMY	
PARKS BETTY JOANN	084-055G	C2F	DANIELLE	AMY	
QUINTAL BRADFORD	128-091	1F	DANIELLE	AMY	
RABERN MATTHEW	099-095G	1F	KRISTI	AMY	
RAY KENNETH EARL	046-029C	C1	KRISTI	AMY	
REABOLD ANTHONY	144-191	1F	KRISTI	AMY	
REED GILBERT ARNOLD	040-041	C2F	KRISTI	AMY	
RETANA JUAN LUIS	131-070	1F	DANIELLE	AMY	
SANCHEZ LINDA PATRICIA	131-189	1F	DANIELLE	AMY	
SANCHEZ ORALIA	089B-165	L7F	DANIELLE	AMY	
SCARBERRY TERESA L	097-076	1F	DANIELLE	AMY	

SEAGRAVES GLORIA ANNE	088-050V	1F	DANIELLE	AMY	
SEARS JESSICA	040-105Z	1F	DANIELLE	AMY	
SHIRLEY JEWELL	065-036	C2	DANIELLE	AMY	
SLATE JOSHUA	071-015	1F	DANIELLE	AMY	
SPRINKLE CARSON	126-090	1F	DANIELLE	AMY	
STRANGE DAVID R	027-207	C1	DANIELLE	AMY	
SZULEWSKI DAWN	102-155	1F	KRISTI	AMY	
TAYLOR PATRICK J	042-105	1F	KRISTI	AMY	
THOMAS DYLAN	042-164	1F	KRISTI	AMY	
THOMAS LISA D	024-113	1F	KRISTI	AMY	
TOLLIVER AMY LYNN	132-096C	1F	KRISTI	AMY	
TURGEON SONYA	041-140B	1F	KRISTI	AMY	
TURNER VIVIAN	029-148B	3F	DANIELLE	AMY	
WARD CHRISTOPHER E	139-031	C2	DANIELLE	AMY	
WATSON JOHN T	129-018	C1F	KRISTI	AMY	
WOODWARD CHRISTINE	020-001B	C2	KRISTI	AMY	

Approved: _____
 Denied: _____

DENIAL LIST : Board Meeting

February 10, 2026

Name:	Map/Parcel:	Exemption:	Reason for denial:	Accepted Application	Reviewed Applic
CAULEY JANICE ANN	40-22Y	C2F	NOT IN HER NAME	DANIELLE	AMY
CHEEK BENNY RAY	64-28	1F	MH NOT IN HIS NAME	DANIELLE	AMY
DENNY LELAND R	127-132A	C2F	MH NOT IN HIS NAME	DANIELLE	AMY
MONAHAN DANIEL PAUL	127-082A	1F	MH NOT IN HIS NAME	DANIELLE	AMY
PAYNE BRUCE	056-097A	C2F	MH NOT IN HIS NAME	KRISTI	AMY
STILLWELL DAVID JOHN	018-073	C1F	PROPERTY IN LLC NAME	DANIELLE	AMY
STINCHCOMB CATHY	064-028B	13F	MH NOT IN HER NAME	KRISTI	AMY
STUBBS NOAH RYAN	097-095Y	1F	MH NOT IN HIS NAME	KRISTI	AMY
WADE SHAWN N	096-060	1F	MH NOT IN HIS NAME	KRISTI	AMY

Denied
 m-John
 2-Sonye

Approved: ✓
Denied: _____

Veteran Approval Listings
February 10, 2026

Name	Map Parcel	Exemptions	Accepted Application	Reviewed Application	Notes
MULKEY BRYAN ANTHONY	143-034	S5	DANIELLE	AMY	

Approved
M-Sampa
2-John

Approved: ✓
Denied: _____

Approval List Late Info
February 10, 2026

Name:	Map/Parcel:	Exemption:	Comments
CHANDLER JANET	124-040	C2F	HAD AUDIT LETTER. SUBMITTED LATE
ROGERS PATRICIA	049-030	C2	WAS AN AUDIT BUT SHE IS 91 YEARS OLD & FAILED TO RESPOND

Approved
m-john
2-sample

CUVA APPLICATIONS

2/10/2026

TO BE RELEASED

<u>NAME</u>	<u>MAP</u>	<u>PARCEL</u>	<u>ACREAGE</u>	<u>TYPE</u>	<u>COMMENTS</u>
ALLEN, ANDREW G JR & DONNA	142	83	3	EXPIRED	
ALLEN, ANDREW G JR & DONNA	142	083A	12	EXPIRED	
BOCHAT, JODIE & KEVIN	41	022C	14	EXPIRED	
BROOKS, MONA	64	69	17.75	BREACH NO PENALTY	PASSED
BROOKS, MONA & HUEBNER, BETH BROOKS	64	69	17.75	BREACH NO PENALTY	PASSED
CANTRELL, JIMMY	20	57	44.62	EXPIRED	
CANTRELL, JIMMY	16	39	76.67	EXPIRED	
CHASTAIN, COLEMAN & BARBARA	39	58	12.81	EXPIRED	
EDWARDS, PHOEBE	41	217	10.39	EXPIRED	
IVESTER, HORACE ESTATE	140	107	10.95	EXPIRED	
JONES, JESSIE & DEBORAH	112C	53	11.96	EXPIRED	
KASTNER, GERALD	16	39	76.67	EXPIRED	
MATHIS, RONNIE	102	228	22.67	EXPIRED	
MOTE DANNY E	108	21	15.6	EXPIRED	
PARKS, KAREN C	41	217	10.39	EXPIRED	
SHIELDS, THURNELL & RHONDA	41	022C	14	EXPIRED	
SHOEMAKE, MARVIN & BRENDA	17	5	100.2	EXPIRED	
SIMMONS, BRENDA E	10	32	12.56	EXPIRED	
STRANGE DAVID & MELODY	10	36	10.16	EXPIRED	
STRANGE DAVID & MELODY	10	36	11.62	EXPIRED	
SWILLEY, GINGER & PAUL	10	32	12.56	EXPIRED	

Approved
John
m. Sander

TO BE APPROVED

NAME	MAP	PARCEL	ACREAGE	C ACREAGE	TYPE	LAND USE	VISITED/COMMENTS
ALLEN, ANDREW JR & DONNA	142	083A	12	12	RENEWAL	PASTURE	3 ACRE TRACT SPLIT FOR MORT.
BOCHAT, JODIE & KEVIN	41	022C	14	13	RENEWAL	PASTURE	
CANTRELL, JIMMY	20	57	44.62	44.62	RENEWAL	PASTURE	
CANTRELL, JIMMY	16	39	76.67	75.67	RENEWAL	PASTURE	
CHASTAIN, EDWIN C & BARBARA	39	58	12.81	12.81	RENEWAL	PASTURE	
COLEY, SHARON & CHELSEA	14	82	13.05	13.05	NEW	MIX	VISITED
FREEMAN, JERRY C & BRITTNEY	100	6	30.02	29.02	NEW	PASTURE	VISITED
HANES, CHARLES P & ALICIA	98	86	20.4	19.4	NEW	PASTURE	VISITED
HUEBNER, BETH BROOKS	64	69	17.75	16.75	NEW	MIX	NEW DUE TO PASSING
IVESTER HORACE ESTATE	140	107	10.95	9.95	RENEWAL	PASTURE	
JONES, JESSE & DEBORAH EST.	112C	53	11.96	10.96	RENEWAL	MIX	
MATHIS, RONNIE & ELVA	102	228	22.67	21.67	RENEWAL	MIX	
MCCONNELL, GARY R	144	137A	17.91	16.91	NEW	MIX	VISITED
MIZELL, CHARLES G	64	76	15.75	14.75	NEW	PASTURE	VISITED
MOTE, DANNY	108	21	15.6	14.6	RENEWAL	TIMBER	
MYERS, COREY & MICHELLE	142	99	10.08	9.08	CONT.	MIX	
PARKS, KAREN C	41	217	10.39	9.39	RENEWAL	PASTURE	
SHOEMAKE, MARVIN & BRENDA	17	5	100.2	98.2	RENEWAL	MIX	
STRANGE, DAVID & MELODY	10	36	10.16	9.16	RENEWAL	TIMBER	
SWILLEY, GINGER & PAUL D	10	32	12.56	11.56	RENEWAL	MIX	
TAYLOR, JAMES	22	008B	36.38	35.38	NEW	PASTURE	VISITED
TAYLOR, JERRY	22	008C	58.43	56.43	NEW	MIX	VISITED
TURK, CAROL JEAN	131	84	41.02	40.02	NEW	MIX	VISITED
WHEELER, TROY E & CHERYL	39	036D	33.97	32.97	CONT.	PASTURE	

Approved
M-John
2-Samples

UNDER 10 ACRES

[illegible]

Opinion
in
-ing

RESOLUTION OF THE BOARD OF TAX ASSESSORS (BTA)

BE IT RESOLVED by the Habersham County BTA as follows: At the meeting held on the 10th day of February, 2020, the BTA entered into executive session for the purpose of discussing Personnel. At the close of the discussion upon this subject, the BTA did vote to re-enter into open session and herewith takes the following action in open session:

- (1) The actions of the BTA and the discussions of the same regarding the matter set forth for closed session purposes are hereby ratified.
- (2) Each member of this body does hereby confirm that to the best of his or her knowledge, the said subject matter of the meeting and of the closed session portion was devoted to matters within the specific relevant exception(s) as set forth above.
- (3) The presiding officer is hereby authorized and directed to execute an affidavit, with full support of the members of the BTA, in order to comply with O.C.G.A. 50-14-4(b).
- (4) The affidavit shall be included and filed with the official minutes of the meeting and shall be in a form as required by the statute, which shall be substantially as follows: (see affidavit).

Approved this 10th day of February, 2020.

Attest Amy Sarman
Secretary

Bill Long
Presiding Officer