

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

Monday, November 27, 2023, 9:00 a.m.

A G E N D A

- I. Call to order by Chairperson; invocation by Michael Larson**
- II. Public Comments:**
- III. Approve Agenda**
- IV. Old Business**
 - 1. Minutes:** November 13, 2023
 - 2. McCormick Solutions 9:30 a.m.**
 - 3. Miscellaneous:**
- V. New Business:**
 - a. Affidavit 2023-09**
 - b. Homestead Exemption:**
 - i. 2023 Approval Listing ---**
 - ii. 2023 Denial Listing – NONE**
 - iii. Miscellaneous –**
 - c. Conservation Use Valuation Assessment Approval: Thompson, Pauline 033-115**
 - d. Status Update from Chief Appraiser**
 - e. 2023 2nd Notices Listing**
 - f. Refund Request: Ross, Stephen & Sharon 041-147**
 - g. Miscellaneous:**

Next meeting: December 11, 2023 (Monday)

Upcoming Holidays None



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Monday, November 27, 2023 9:00 A.M.

A regularly scheduled meeting of the Habersham County Board of Assessors was held on Monday, November 27, 2023, at 9:00 a.m. in the Conference Room located at 130 Jacob's Way, Clarkesville, in Habersham County, Georgia on the 2nd floor.

Present: Denise York, Vice-Chairperson; Michael Larson, Member; Bill Terry, Member; Joan Church, Chief Appraiser; Amy Garmon, Secretary

Absent: Amy Sgro, Chairperson; Mariah Holbrooks, Member

Vice-Chairperson Denise York called the meeting to order at 9.00 a.m.

Michael Larson delivered the invocation.

Approval of Agenda:

Motion made by Bill Terry to approve the November 27, 2023 agenda; seconded by Michael Larson; voted unanimously to approve motion.

Old Business:

Board Minutes: November 13, 2023

Motion made by Denise York to forego the reading and approve the minutes of November 13, 2023; seconded by Bill Terry; voted unanimously to approve motion.

McCormick Solutions

Terry McCormick & Kelly McCormick appeared before the Board to discuss WinGap and the reevaluation process that will be taking place soon. Michael Larson asked what they plan on doing for us and Terry McCormick explained the RFP & the state recommendation for WinGap. Terry also explained the reevaluation will start in Tax Year 2025. The Board explained they wish to see them starting Commercial first. WinGap should have some information to Ms. Church the first week in December to review. Kelly McCormick explained he will also be reviewing the information as well that is submitted to Ms. Church. Kelly explained that every schedule will have to be redone on residential, commercial, etc. Vice-Chairperson York is concerned about large apartment complexes. She explained they are undervalued and wants to look at income-based appraisals for these. Bill Terry asked about the Industrial Properties, Fieldale, & the apartments. He stated the Commissioners will be looking at their investment and are expecting a return. Mr. Terry also wants to know how McCormick will let taxpayers know they are going to be looking at their properties. Terry McCormick mentioned putting it in the newspaper, on the radio, etc. Vice-Chairperson York mentioned getting with Rob Moore, County Public Information Officer and having him place something on the website. It was also asked if our field appraisers could accompany McCormick Solutions to train on how they perform field work and McCormick agreed to the field appraisers going with them. Bill Terry asked how the BOA will get updates each month. Terry McCormick explained that Ms. Church will get weekly updates and the Commissioners will get quarterly updates. Ms. Church mentioned that in the department head each month, she could provide the updates for the Commissioners. Ms. Garmon will place McCormick solutions on the December 11 meeting as Kelly should have more information at that time.

New Business:

Affi 2023-09

Motion by Bill Terry to approve 2023 09 Affidavit; seconded by Michael Larson; 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 2023. Motion made by Michael Larson to approve the listing of homestead exemption applications for Tax Year 2023; seconded by Bill Terry; voted unanimously to approve motion.

Conservation Use Valuation Assessment Approval:

Thompson, Pauline 033-115

Ms. Garmon provided the Board with a Conservation Use application filed by Ms. Pauline Thompson. Ms. Garmon explained that Ms. Thompson originally came in when her husband passed away and placed the property in the Estate name. Now that the estate has been settled, Ms. Thompson came in to sign under her name. Motion made by Michael Larson to approve the Conservation Use Application for Ms. Pauline Thompson for Tax Year 2023; seconded by Bill Terry; voted unanimously to approve motion.

Status Update from Chief Appraiser

Ms. Church provided the Board with the status report of everything that has been happening since the last meeting:

- Ms. Church has been busy processing the appeals. To date there have been 131 2nd notices mailed, 49 appeals have been withdrawn or finalized, & 140 are being send to BOE. Ms. Church has only 23 appeals left to process and hopes to have them done this week.
- Ms. Church also took time to attend the Department Head Meeting last week.

2023 2nd Notices Listing

Ms. Garmon provided the Board with a listing of the new notices that have been mailed. Ms. Church provided the information relating to the changes.

Refund Request:**Ross, Stephen & Sharon****041-147**

Ms. Church provided the Board with a Refund Request office staff received from Stephen & Sharon Ross. Mr. & Mrs. Ross purchased 1.88 acres of property this year but the tax bill came out with 3.00 acres. Ms. Church pulled the old deed & the property was for 1.88 acres but it was entered as 3.00 acres. Motion made by Bill Terry to approve Mr. & Mrs. Ross refund request for Tax Year 2023; seconded by Michael Larson; voted unanimously to approve motion.

Adjournment

Motion made by Bill Terry to adjourn the meeting; seconded by Michael Larson; voted unanimously to approve motion. The meeting was adjourned by Vice-Chairperson York at 10:46 a.m.

Respectfully submitted,

Ann Denise York, Vice-Chairperson
Attest:



Amy Garmon
Secretary to the Board of Assessors/Deputy
Chief Appraiser

Approved: _____ ✓

Denied: _____

Approval Listings
November 27, 2023

<u>Name</u>	<u>Map Parcel</u>	<u>Exemptions</u>	<u>Accepted Application</u>	<u>Reviewed Application</u>
MCALLISTER DWAYNE	141-177A	S1,L3,L7F	AMY	AMY
MILLER PAULA	020-165A	L2	KRISTI	AMY

Approved
m-michael
a-Bill

2023 Appeals that received 2nd notices

<u>Name</u>	<u>Map</u>	<u>Parcel</u>	<u>2023 Value</u>	<u>New Value</u>	<u>Comments</u>
2BSMDY LLC	80	89A	214,180	195,100	CORRECTED LISTING OF BUILDING
BARRETT MARY ALICIA	52	80B	307,100	300,390	ADDED AP TO HOUSE FOR DEPRECIATION
BLACK JOEANNE R & MICHAEL	35	36	838,550	988,800	ADDED GUEST HOUSE WE DID NOT HAVE
CANTRELL JASON & REBEKAH	23	45	47,380	20,880	HOUSE BURNED
FAIN PAMELA LUCINDA	44	81A	412,450	383,020	CORRECTED LISTING OF HOUSE
FLETCHER JEFFERY	P035498		56,440	42,225	ADJUSTED PERSONAL PROPERTY VALUE
FOCUS ON DESIGN	82	38K	150,000	127,500	CORRECTED LISTING OF LAND
GRAGG RICKEY	P035502		55,000	40,250	ADJUSTED PERSONAL PROPERTY VALUE
HEAD SABINE	21	133	206,560	193,120	ADDED AP TO HOUSE FOR DEPRECIATION
MULLIS NORMAN LESLIE	21	83	174,610	158,630	ADDED AP TO HOUSE FOR DEPRECIATION
MURPHY JOEY & MONICA	146	88W	292,430	268,640	ADJUSTED TO SIMILAR PROPERTIES IN AREA
NELMS ROBBY & PEGGY	40	47	216,180	195,040	CORRECTED LISTING OF MOBILE HOME
NELSON VERONICA & DERRICK	124	29E	1,545,950	1,344,140	CORRECTED LISTING OF HOUSE
NORTHEAST GEORGIAN PUB CO	82	38C	1,587,580	1,227,380	CORRECTED CLASSIFICATION OF PROPERTY
PAYNE WANDA JEAN	71	40	240,540	228,570	ADDED AP TO HOUSE FOR DEPRECIATION
PHILAVONG AEN & SOMPONG	56	91	120,970	141,900	ADDED ADDITION WE DID NOT HAVE
SEIDLER JOHN D & CAROL	35	26	230,790	221,790	CORRECTED LISTING OF HOUSE
SKELTON ALLEN & ELIZABETH	70	42C	1,129,540	965,080	CORRECTED LISTING OF HOUSE
SMITH JASON & KIMBERLY	47	002Z	587,570	559,670	CORRECTED LISTING OF HOUSE
STOMBAUGH STEPHEN	144	62C	461,020	441,770	CORRECT CHARACTERISTICS OF HOUSE
SULLENS MARISA L	39	82B	249,660	236,970	CORRECTED LISTING OF HOUSE
SUTTON RALPH GRADY	P015366		31,300	23,125	ADJUSTED PERSONAL PROPERTY VALUE
WARD CHRISTOPHER & JANET	139	31	830,090	802,600	CORRECTED LISTING OF HOUSE
WHITE DONALD G III	33	48E	393,530	354,710	CORRECTED LISTING OF HOUSE
WHITE STEPHEN & HANNAH	118	12	356,320	346,410	CORRECTED LISTING OF HOUSE
WITHROW KYLE & MEGAN	19	21B	857,260	818,910	CORRECTED LISTING OF HOUSE

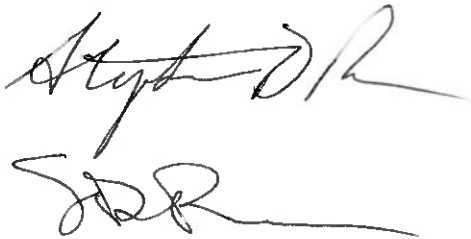
To: Board of Assessors

From: Stephen D Ross and Sharon D Ross

Date: 11/20/2023

Re: 2916 Habersham Mills Road

I would like to appeal the taxes on this property due to the fact that it was resurveyed before I purchased it in May and was filed by Holcomb surveyors with the county. The tax bill printed in August has 3.0 acres and it was surveyed with only 1.88 acres. This should have been changed when it was filed. thanks for your help.

Two handwritten signatures are present. The top signature is 'Stephen D Ross' and the bottom signature is 'Sharon D Ross'.

rosssteve1984@gmail.com
706-499-0864

MJP 041-147

Approved
m- Bill
2- mike