



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, March 11, 2025, 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:** February 25, 2025
 - 2. Miscellaneous:**
- V. New Business:**
 - a. Homestead Exemption:**
 - i. 2023 Approval Listing --- NONE
 - ii. 2023 Denial Listing – NONE
 - iii. Miscellaneous –
 - b. Conservation Use Valuation Assessment:**
 - i. 2024 Releases – NONE
 - ii. 2025 Recommended Approvals – NONE
 - iii. 2025 Under 10 acres – NONE
 - iv. 2025 Family Farms/LLC – NONE
 - v. 2025 Eligibility Concerns – NONE
 - vi. Miscellaneous --
 - c. Status Update from Chief Appraiser**
 - d. Executive Summary: Personnel**
 - e. Miscellaneous:**

Next meeting: March 24, 2025 ???

Upcoming Holidays NONE



HABERSHAM COUNTY

Board of Tax Assessors

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

Tuesday, March 11, 2025 9:00 A.M.

A regularly scheduled meeting of the Habersham County Board of Assessors was held on Tuesday, March 11, 2025, 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; John King, Member; Denise York, Member; Joan Church, Chief Appraiser; Amy Garmon, Secretary; Donnie Hunt, County Attorney.

Absent: Sonya Turgeon, Member

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

Chairman Terry delivered the invocation.

Approval of Agenda:

Motion made by John King to approve the March 11, 2025 agenda; seconded by Denise York; voted unanimously to approve motion.

Old Business:

Board Minutes: February 25, 2025

Motion made by John King to forego the reading and approve the minutes of February 25, 2025; seconded by Jimmy Dean; voted unanimously to approve motion.

Miscellaneous: McCormick

Terry McCormick appeared before the Board to give an update. Mr. McCormick told the board that WinGap has now fixed the Basements and upstairs that were not right. The negative CUVA values have now been fixed in WinGap. Mr. McCormick informed the Board that all of the office staff has had training. Kelly McCormick printed approximately 5200 cards for the appraisers. 6,500 cards have been entered into WinGap. McCormick has 7 appraisers and 8 data entry people working on the Habersham project. Terry McCormick gave the board numbers as of today for the City of Clarkesville changes that had been entered. The ratio is at 39.33% with a COD of 0.04 % and a PRD of 1.00. With a time adjustment added, the numbers did go up a little bit. Chairman Terry asked about Public Relations between McCormick's staff and the taxpayers. Mr. McCormick said everyone seems to be managing well. Chairman Terry asked Donnie Hunt, County Attorney if there was anything in the contract that may need addressing since the WinGap conversion is not complete. Mr. Hunt will speak with Interim County Manager Tim Sims about it.

New Business:

Veteran Homestead Exemption

Beck, Duane 046-002

Ms. Garmon informed the Board of a Veteran Homestead Exemption she had received from Mr. Duane Beck for Tax Year 2025. Mr. Beck meets all the qualifications to get a refund for Tax Year 2024 in the amount of \$1,585.03. Motion made by John King to approve refund for Tax Year 2024 and approve the homestead for Tax Year 2024 & 2025; seconded by Jimmy Dean; voted unanimously to approve motion.

Status Update from Chief Appraiser

Ms. Church provided the Board with the status report on everything that has been happening since the last meeting. The following is a list of items that was discussed:

- February 26th, a settlement conference was held with Duane Hartness & Ralph Taylor, County Attorney. Mr. Hartness mainly discussed the cell tower located in the Orchard and he just wanted it documented in the records. The value was lowered by \$7400 due to an adjustment on the property. Mr. Hartness was in agreement with the corrected value.
- BOE hearings were held on March 4th. Out of the 6 scheduled only 2 showed up. One of those was Ms. Saville who is taking us to Superior Court. Ms. Church explained that Ms. Saville would not sign the agreement that was to value her property at \$3,000. On Thursday, March 13th, Ms. Church & Ms. Garmon will appear at the Courthouse to a Hearing to Enforce Settlement at 10 a.m.
- Ms. Church was out sick the afternoon of March 4th through March 7th.
- Ms. Church has been dealing with WinGap issues and answering taxpayer questions on HB 581.

Redaction Request: 009-043 & 009-049

Ms. Garmon provided the Board with a redaction request for parcels 009-043 & 009-049. The Taxpayer is a Sheriff's Deputy and is entitled to be redacted. Motion made by John King to approve the redaction request for 009-043 & 009-049; seconded by Denise York; voted unanimously to approve motion.

Redaction Request: 066-004A

Ms. Garmon provided the Board with a redaction request for parcel 066-004A. The Taxpayer is a police officer and is entitled to be redacted. Motion made by John King to approve the redaction request for 066-004A; seconded by Denise York; voted unanimously to approve motion.

Executive Session

Motion made by John King to Enter Executive Session at 9:49 a.m.; seconded by Denise York; voted unanimously to approve motion. A Roll Call Vote was taken with all members present. Ann Cain, Human Resources Director was also present at meeting.

Motion made by John King to Exit Executive Session & enter back into regular meeting at 10:57 a.m.; seconded by Denise York; voted unanimously to approve motion.

Adjournment

Motion made by Denise York to adjourn the meeting; seconded by Jimmy Dean; voted unanimously to approve motion. The meeting was adjourned at 10:58 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bill Terry".

Bill Terry, Chairman

Attest:

A handwritten signature in blue ink, appearing to read "Amy Garmon".

Amy Garmon

Secretary to the Board of
Assessors/Deputy Chief Appraiser

2025 Habersham County Revaluation update

Problems

As of 03/03/2025 the conversion is still not complete.

The basement area is still not calculating value, this hinders the field appraisers

CUVA is showing a negative value

Historical photos and documents are still incomplete

Accomplishments

The office staff has had training

The following have been set up for data entry, Erica Varges, Elaine Garrett, Amber Gilbert, Abby Moore, Lori McCormick, Gail Bunn and we are still attempting to get Teresa Mulkey onboard.

The appraisers are working in the county, Terry is working in the city of Clarkesville, doing reviews data entry and setting some land values and Kelly is working on commercial properties.

Residential improvement schedules have been set.

We have been involved with 2024 appeals, BOEs, 2025 mobile home digest, settlement conferences and superior court case.

We continue to move forward in spite of many obstacles!

MOTION TO ENTER INTO A CLOSED MEETING OF THE BOARD OF TAX ASSESSORS (BTA)

Board member John King makes the following motion:

That this BTA now enter into closed session as allowed by Chapter 14 of Title 50 of the Georgia Code for the purpose of discussing the following:

Personnel & Litigation

(Specify the purpose(s) by which the meeting is to be closed.)

Motion Seconded By: Denise York

Motion Approved

Those voting in favor for the motion for closure: Board Members

Jimmy Dean, Bill Terry, and
_____.

Motion Denied

Those voting against the motion for closure: Board Members

_____, _____, and
_____.