

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, September 9, 2025, 9:00 a.m.**

### A G E N D A

- I. Call to order by Chairman; invocation by Bill Terry**
- II. Public Comments:**
- III. Approve Agenda**
- IV. Old Business**
  - 1. Minutes:** August 26, 2025
  - 2. Miscellaneous:**
- V. New Business:**
  - a. Homestead Exemption:**
    - i. 2025 Approval Listing ---
    - ii. 2025 Denial Listing –
    - iii. 2025 Veteran Homestead Listing ---
    - iv. Miscellaneous –
  - b. Conservation Use:**
    - i. 2024 Releases –NONE
    - ii. 2025 Recommended Approvals –
    - iii. Miscellaneous – Presnell, Wayne 021-156
  - c. Redaction Request:** 078-109
  - d. Status Update from Chief Appraiser**
  - e. 2025 Digest**
  - f. Approve County Job Description for Chief Appraiser**
  - g. Executive Session: Personnel**
  - h. Miscellaneous:**

**Next meeting: September 23, 2025**

**Upcoming Holidays .... None**



## HABERSHAM COUNTY

### Board of Tax Assessors

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

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### **Tuesday, September 9, 2025 9:00 A.M.**

A regularly scheduled meeting of the Habersham County Board of Assessors was held on Tuesday, September 9, 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; Sonya Turgeon, Member; Denise York, Member; Joan Church, Chief Appraiser; Amy Garmon, Secretary; Stephanie Johnson, County Attorney.

Absent: None

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

Jimmy Dean delivered the invocation.

#### **McCormick Solutions:**

Terry & Kelly McCormick appeared before the Board to give an update on the 2025 digest. Terry informed them that to date the office has received 918 appeals in the office. The McCormick's are working to close out 2025 and roll into 2026 so deeds & new construction can be done as soon as possible. The board mentioned the percentage that might fail a digest from passing approval and HB 346 has changed that from 3% to 8%. Board of Equalization has scheduled Hearings for the week of October 13 so the information must be sent to the Clerk's office 30 days in advance. Unfinished Basements still have roughly 100 of them that are not on the system. If bills are mailed before we

get information entered, we can not add to the property until 2026. The 3<sup>rd</sup> set of notices should go out September 30<sup>th</sup>. Ms. Church reported we are still finding issues with HB 581 exemptions. Kelly McCormick reported that the SW exemption is not working in most counties. The Board also indicated they would like the McCormick's to be here throughout the entire appeal process and will request the county to compensate them.

#### **Approval of Agenda:**

Motion made by John King to **approve** the September 9, 2025 agenda; seconded by Sonya Turgeon; voted unanimously to approve motion.

#### **Old Business:**

#### **Board Minutes: August 26, 2025**

Motion made by Sonya Turgeon to forego the reading and **approve** the minutes of August 26, 2025; seconded by John King; voted unanimously to approve motion.

#### **New Business:**

#### **Homestead Exemption:**

The attached listing of applicants for various homestead exemptions was submitted for review and approval by the Board for Tax Year 2025. Motion made by Sonya Turgeon to **approve** the listing of homestead exemption applications for Tax Year 2025; seconded by John King; voted unanimously to approve motion.

The attached listing of applicants for various homestead exemptions was submitted for review and denial by the Board for Tax Year 2025. Motion made by Sonya Turgeon to **deny** the listing of homestead exemption applications for Tax Year 2025; seconded by John King; 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 2025. Motion made by Sonya Turgeon to **approve** the listing of Veteran homestead

exemption applications for Tax Year 2025; seconded by John King; voted unanimously to approve motion.

### **Conservation Use:**

The Board reviewed the attached listing of applications for Conservation Use Valuation Assessment, over 10 acres, for Tax Year 2025. Motion made by John King to **approve** Daniel Card Conservation Use contingent upon pulling 2 acres out for the buildings; seconded by Sonya Turgeon; voted unanimously to approve motion. Motion made by John King to **approve** the remaining new applications for CUVA for Tax Year 2025 for properties over 10 acres with recommended approval by appraisal staff; seconded by Sonya Turgeon; voted unanimously to approve motion.

### **Conservation Use Miscellaneous:**

**Presnell, Wayne            021-156**

Ms. Garmon informed the Board of Mr. Wayne Presnell's wish to come out of CUVA due to his age. Mr. Presnell has been in a qualifying renewal covenant and meets all the qualifications. Motion made by John King to **approve** Mr. Wayne Presnell's request to come out of Conservation for Tax Year 2025; seconded by Sonya Turgeon; voted unanimously to approve motion.

### **Redaction Request: 78-109**

Ms. Garmon provided the Board with a redaction request for parcel 078-109. The taxpayer is a law enforcement officer and meets the qualifications. Motion made by Sonya Turgeon to **approve** the redaction request for 078-109; seconded by John King; voted unanimously to approve motion.

### **Status Update from Chief Appraiser**

Ms. Church provided the Board with the following items:

- Ms. Church has been busy answering phone calls & assisting taxpayers that want to come into the office to speak with someone.

- Ms. Church informed the Board that there has been lots of traffic in the office with taxpayers & the phone ringing.
- Ms. Church has been working with June on various items to get her the information for the digest.

### **2025 Tax Digest**

Ms. Garmon will send the Board an email with final numbers on the consolidation pages for the approval of the 2025 Tax Digest. Motion made by Denise York to allow Chairman Bill Terry to sign the paperwork once Ms. Garmon gets approval from the Board members; seconded by John King; voted unanimously to approve motion.

### **Executive Session:**

Jimmy Dean asked Ann Cain, Human Resources Director to enter the Executive Session.

Motion made by John King to adjourn the regular meeting and enter Executive Session at 10:06 a.m.; seconded by Sonya Turgeon; voted unanimously to approve motion.

Motion made by Denise York to exit the Executive Session and re-enter the regular meeting at 11:31 a.m.; seconded by John King; voted unanimously to approve motion.

Motion made by John King to accept Ms. Joan Church's letter; seconded by Jimmy Dean; voted all in favor with dissent by Sonya Turgeon.

## Adjournment

Motion made by Jimmy Dean to adjourn the meeting; seconded by Denise York; voted unanimously to approve motion. The meeting was adjourned at 11:32 a.m.

Respectfully submitted,



Bill Terry, Chairman

Attest:



Amy Garmon

Secretary to the Board of  
Assessors/Deputy Chief Appraiser

Approved: ✓  
 Denied: \_\_\_\_\_

Approval Listings  
 September 9, 2025

| Name                   | Map Parcel | Exemptions | Accepted Application | Reviewed Application | Notes |
|------------------------|------------|------------|----------------------|----------------------|-------|
| ALLEN GARY M           | 107-022    | C2         | KRISTI               | AMY                  |       |
| BROCKELMAN LINDA       | 087B-045   | C2F        | KRISTI               | AMY                  |       |
| CARDER STEPHANIE       | 129-035    | 1F         | DANIELLE             | AMY                  |       |
| CHANDLER SUE           | 052-082    | C2         | DANIELLE             | AMY                  |       |
| CHESTER SAMUEL G       | 040-105L   | L2, L7F    | KERSTON              | AMY                  |       |
| COFFEY ELYSIA          | 141-172    | 1F         | KRISTI               | AMY                  |       |
| DEMORE BRUCE           | 103-001    | C1         | KRISTI               | AMY                  |       |
| DILLS EMMA F           | 020-042    | L2, L7F    | DANIELLE             | AMY                  |       |
| DIXON STEPHANIE        | 052-106T   | SG         | KRISTI               | AMY                  |       |
| FILKINS SCOTT D        | 005-024    | L1, L7F    | KRISTI               | AMY                  |       |
| FRANCE RYAN D          | 108-191C   | L3         | DANIELLE             | AMY                  |       |
| GILL MUKHVINDER        | 106-057C   | C2         | DANIELLE             | AMY                  |       |
| GREEN JUSTIN RAY       | 104-069    | 1F         | DANIELLE             | AMY                  |       |
| HICKS WHITNEY          | 110-114    | 1F         | KRISTI               | AMY                  |       |
| NIX JAMES AVERY        | 033-030    | 1F         | DANIELLE             | AMY                  |       |
| RAMEY MARVIN JONES III | 116A-156   | 1F         | KRISTI               | AMY                  |       |
| ROWLAND ROY ADRIAN     | 040-061C   | 1F         | KRISTI               | AMY                  |       |
| SONTAKKE SWAPNIL       | 022-078G   | 1F         | DANIELLE             | AMY                  |       |
| SOUZA ALLYSSA          | 134-046M   | 1F         | DANIELLE             | AMY                  |       |
| TENCH JAMES W III      | 049-076    | L2, L7F    | KRISTI               | AMY                  |       |
| THICPEN JAMES L        | 037A074    | C2F        | DANIELLE             | AMY                  |       |
| WEBB CATHY R           | 047-001K   | C2         | KRISTI               | AMY                  |       |
| WILBANKS JOSEPH H      | 065-016A   | L1, L7F    | KRISTI               | AMY                  |       |

Approved  
 m-Sonuga  
 2-John

Approved: \_\_\_\_\_  
Denied: ✓

DENIAL LIST : Board Meeting

September 9, 2025

| Name:           | Map/Parcel: | Exemption: | Reason for denial:      | Accepted<br>Application | Reviewed<br>Applic |
|-----------------|-------------|------------|-------------------------|-------------------------|--------------------|
| HASTINGS ROBERT | 077-035E    | S1,L7F     | DRIVERS LIC NOT CHANGED | BONNIE                  | AMY                |

*Deny*  
*M-Song*  
*2-John*

Approved: ✓  
Denied: \_\_\_\_\_

Veteran Approval Listings  
September 9, 2025

| Name                  | Map Parcel | Exemptions | Accepted Application | Reviewed Application | Notes |
|-----------------------|------------|------------|----------------------|----------------------|-------|
| GOTSCH ROBERT J       | 027-123V   | S5,L5      | DANIELLE             | AMY                  |       |
| ROACH CHARLES WHITNEY | 106-045A   | S5         | KRISTI               | AMY                  |       |

Approved  
M-Sonja  
John  
a-

[illegible]

Approved  
m - John King  
2 - Sonja Turgeon

M-John } to approve  
2-Sonya } Contingent upon  
pulling 2 acres out  
for house & wedding  
venue.

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

Motion Seconded By: Jimmy Dean

## Motion Approved

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

John King, Denise York, and  
Sonya Turgeon, Jimmy Dean.

## Motion Denied

Those voting against the motion for closure: Board Members

\_\_\_\_\_, \_\_\_\_\_, and  
\_\_\_\_\_.

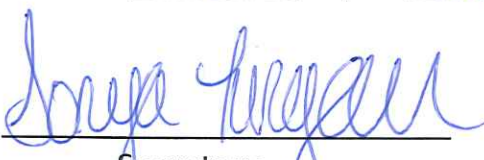
## RESOLUTION OF THE BOARD OF TAX ASSESSORS (BTA)

BE IT RESOLVED by the Habersham County BTA as follows: At the meeting held on the 9 day of September, 2025, 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 9 day of September, 2025.

Attest

  
Secretary

  
Presiding Officer