



# HABERSHAM COUNTY

## Board of Tax Assessors

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

**Thursday, November 13, 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: October 28, 2025
  - 2. Miscellaneous:
- V. New Business:
  - a. ACO Corrections 2025 #2
  - b. Homestead Exemption:
    - a. 2025 Late Income Submitted
  - c. Status Update from Acting/Interim Chief Appraiser
  - d. Late Appeals Listing
  - e. Refund Request: Esslinger, Julie 125-139B
  - f. Redaction Request: 124-038E
  - g. Policies & Procedures Update
  - h. Miscellaneous:

**Next meeting: November 25, 2025**

**Upcoming Holidays .... None**



## HABERSHAM COUNTY

### Board of Tax Assessors

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

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**Thursday, November 13, 2025 9:00 A.M.**

A regularly scheduled meeting of the Habersham County Board of Assessors was held on Thursday, November 13, 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; Amy Garmon, Secretary/Acting Chief Appraiser.

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 Denise York to **approve** the November 13, 2025 agenda; seconded by John King; voted unanimously to approve motion.

#### **Old Business:**

#### **Board Minutes: October 28, 2025**

Motion made by John King to forego the reading and **approve** the minutes of October 28, 2025; seconded by Sonya Turgeon; voted unanimously to approve motion.

## **New Business:**

### **ACO Corrections 2025-2**

Motion by John King to **approve** the ACO 2025-2; seconded by Sonya Turgeon; voted unanimously to approve motion.

### **Homestead Exemption:**

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 Sonya Turgeon to **approve** the listing of the Late Income for homestead exemption applications for Tax Year 2025; seconded by John King; voted unanimously to approve motion.

### **Status Update from Acting Chief Appraiser/McCormick Solutions**

Kelly McCormick with McCormick Solutions provided the Board with the following items:

- To date there is currently 523 active appeals.
- 434 Deeds have been processed
- 201 Personal Property accounts have been added for Tax Year 2026.
- Mobile Homes are being reviewed now & we show have the digest ready to be approved earlier than previous years.

Ms. Garmon provided the Board with the following items:

- Has been very busy with taxpayers & phone calls since the tax bills have been mailed.
- Attended a zoom meeting with Just Appraised. Just Appraised would like us to contract with them to have our homestead exemptions reviewed. They would be able to determine if people don't live here or have homestead in other states or counties in Georgia. Just Appraised would also have it to where homestead applications can be taken on-line however, Ms. Garmon explained to them that our county has a lot of Senior Citizens who don't use or have computers and are not going to do

that. Just Appraised will reach back out in December to see if we have a new Chief Appraiser and they will work on a quote for us.

### **2025 Late Appeals**

Ms. Garmon informed the Board the attached listing of late appeals that had come into the office since the last meeting. Motion made by Sonya Turgeon to **deny** the appeals due to late filing for Tax Year 2025; seconded by John King; voted unanimously to approve motion.

### **Refund Request: Esslinger, Julie 125-139B**

Ms. Garmon provided the Board with a Refund Request for Ms. Julie Esslinger for Tax Years 2023, 2024, & 2025. After discussion, the board voted to table the refund request until more information can be determined. Motion made by Sonya Turgeon to **table** refund request; seconded by Denise York; voted unanimously to approve.

### **Redaction Request: 124-038E**

Ms. Garmon provided the Board with a Redaction Request that had been received for 124-038E. The taxpayer is a Mountain Judicial Juvenile Court Judge and is entitled to be redacted. Ms. Garmon informed the Board this redaction would be for 2026 since the taxpayer did not purchase it until July 1, 2025. Motion made by Sonya Turgeon to **approve** redaction request for Tax Year 2026 once the Name Change has taken place in WinGap; seconded by Denise York; voted unanimously to approve motion.

### **Policies & Procedures**

The Board discussed at length the current Policies & Procedures for the office. Many changes were discussed and Chairman Terry is working on having this document corrected.

## Miscellaneous:

Chairman Terry indicated he had spoken with Ann Cain, HR Director & Tim Sims, County Manager in regards to purchasing uniform shirts for the field appraisers. After discussion, it was determined to purchase the field appraisers 3 shirts each and the office staff 1 shirt each. Ms. Garmon will obtain the sizes for every staff member. Motion made by John King to purchase shirts for staff; seconded by Denise York; voted unanimously to **approve** motion.

Chairman Terry also spoke to Ann Cain, HR Director regarding 4-day work week for staff. It was discussed that some employees would get Monday off & some would get Friday off. The work week would be 10-hour days. The office must stay open 5 days a week. Kelly McCormick recommended going to a 5-day work week during busy times.

## Adjournment

Motion made by Sonya Turgeon to adjourn the meeting; seconded by Jimmy Dean; voted unanimously to approve motion. The meeting was adjourned at 1:21 p.m.

Respectfully submitted,



Bill Terry, Chairman

Attest:



Amy Garmon

Secretary to the Board of  
Assessors/Deputy Chief Appraiser

## 2025 LATE APPEALS

| MAP  | PARCEL | NAME               | DATE FILED | 2025 Value | 40% Value | TP Returned Value | 40% Value | Appeal Option | STATUS |
|------|--------|--------------------|------------|------------|-----------|-------------------|-----------|---------------|--------|
| 091D | 21     | BELLAMY ANDREW     | 9/27/2025  | 33,250     | 13,300    | 16,000            | 6,400     | BOE           |        |
| 091D | 21B    | BELLAMY ANDREW     | 9/27/2025  | 49,647     | 19,860    | 24,000            | 9,600     | BOE           |        |
| 125  | 130    | OVERTON COURTNEY S | SEE EMAIL  | 407,687    | 163,075   | 370,000           | 148,000   | BOE           |        |
| 55   | 9      | OVERTON COURTNEY S | SEE EMAIL  | 248,279    | 99,712    | 176,500           | 70,600    | BOE           |        |
| 125  | 129A   | OVERTON COURTNEY S | SEE EMAIL  | 145,127    | 58,051    | 98,210            | 39,284    | BOE           |        |

Divided  
 11-2-25  
 Under

Approved: \_\_\_\_\_

Denied: \_\_\_\_\_

**Approval List Late Info**  
**November 13, 2025**

| Name:                        | Map/Parcel: | Exemption: | Comments                                                                                                                               |
|------------------------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------------|
| BRUCE LYDIA REV LIVING TRUST | 019-057     | C2F        | SHE PASSED AWAY MAY 4, 2025 BUT DID NOT RESPOND TO AUDIT LTR. DAUGHTER WANTS FOR 2025                                                  |
| CARTER TERRY                 | 035-022     | C2F        | DID NOT RESPOND TO AUDIT LTR                                                                                                           |
| CARTER TERRY                 | 035-022     | C2F        | WAS ORIGINALLY DENIED BUT BROUGHT IN INCOME                                                                                            |
| ELLER SARAH                  | 126-027A    | C2F        | DID NOT RESPOND TO AUDIT LTR HAS MEMORY ISSUES                                                                                         |
| ELLRICH DONNA                | 021-083A    | C2F        | WANTS IT FOR 2025 EVEN THOUGH SHE WAS ORIGINALLY DENIED IN 2024 DUE TO INCOME. SHE NOW MEETS THE QUALIFICATIONS FOR IT PER HER INCOME. |
| HOLLAND DONNIE JOE           | 155-019     | 13F        | DID NOT RESPOND TO AUDIT LTR                                                                                                           |
| KENT JAMES T SR              | 043-164     | C2F        | DID NOT RESPOND TO AUDIT LTR                                                                                                           |
| KINSEY WAYMON                | 108-122     | C2         | DID NOT RESPOND TO AUDIT LTR                                                                                                           |
| NOBLET LARRI JO CAROL        | 131-044G    | 13F        | DID NOT RESPOND TO AUDIT LTR                                                                                                           |
| SHORE KENNETH                | 078-117     | C2F        | FILED EXTENSION                                                                                                                        |

*Approved*  
*m-Sanya*  
*2-John*