



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, October 7, 2025, 9:00 a.m.

A G E N D A

I. Call to order by Chairman; invocation by Jimmy Dean

II. Public Comments:

III. Approve Agenda

IV. Old Business

1. Minutes: September 23, 2025

2. Miscellaneous:

V. New Business:

a. Homestead Exemption: NONE

b. Conservation Use: NONE

c. McCormick Contract Approval

d. Status Update from Acting/Interim Chief Appraiser

e. Policies & Procedures

f. 2025 Late Appeals

g. 2025 Digest

h. Executive Session: Personnel

i. Miscellaneous:

Next meeting: October 28, 2025

Upcoming Holidays None



HABERSHAM COUNTY

Board of Tax Assessors

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

Tuesday, October 7, 2025 9:00 A.M.

A regularly scheduled meeting of the Habersham County Board of Assessors was held on Tuesday, October 7, 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/Interim Chief Appraiser.

Absent: None

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

Jimmy Dean, Vice-Chairman delivered the invocation.

Approval of Agenda:

Motion made by Denise York to **approve** the October 7, 2025 agenda; seconded by John King; voted unanimously to approve motion.

Old Business:

Board Minutes: September 23, 2025

Sonya Turgeon asked for the following to be added to the September 23rd minutes: The information that was discussed was not provided to Sonya Turgeon. Jimmy Dean objected to the statement being added, however, after

much discussion, it was determined that Ms. Garmon will obtain a county attorney's opinion on it. Motion made by John King to forego the reading and **approve** the minutes of September 23, 2025; seconded by Sonya Turgeon; except for fixing the minutes regarding the Executive Session; voted unanimously to approve motion.

New Business:

McCormick Contract Approval

The Board discussed the McCormick Contract that had been received. Once it is approved by the Board, it will go before the County Commissioners at their October 20 meeting for final approval. Motion made by Denise York to **approve** the McCormick Contract; seconded by Sonya Turgeon; voted unanimously to approve motion.

Status Update from Interim Chief Appraiser/McCormick Solutions

Ms. Garmon provided the Board with the following items:

- Been busy with a few taxpayers & phone calls.
- I had a meeting with Ann Cain, HR Director, regarding some employees & their time. According to Ms. Cain, the Board will need to adopt the County Policies.
- Currently I am working on gathering information regarding the 2025/2026 budget and where we currently stand in numbers. The information will hopefully be available at the next meeting. This is just to keep the Board informed of the budget.
- Ms. Garmon has also been maintaining her regular duties such as assisting Kristi with Homestead, address changes, appeals that come in late & 2nd appeals along with answering various emails.
- Reached out to Building and Planning on printing our office some new maps for the lobby. The current ones are several years old and are in dire need of being changed. The price of doing 24 x 36 maps would cost us \$545.64 for paper & black & white ink. The board discussed Ms. Garmon reaching out to Building & Planning to obtain all the maps via email so we could possibly print smaller maps and remove the old ones.

Kelly McCormick provided the Board with the following items:

- He rolled over to 2026 and office staff is able to enter data in such as Building permits, deeds, homesteads, etc.
- The 2025 Digest is finished. Hopefully, the Department of Revenue will approve & Ms. June Black, Tax Commissioner can the data to her vendor to have bills mailed.
- Mr. McCormick indicated the plan is to have 2026 notices ready to be sent the first week in May.

Policies & Procedures

The Habersham Board of Assessors hereby adopts the Habersham County Employee Handbook and Policy Guidelines, as it exists and as may be amended by the Board of Commissioners from time to time, to establish the expectations and rules for Tax Assessor Office employees. Upon official action of the Habersham Board of Assessors, adjustments may be made to these policies as an amendment to the Handbook. Any such amendments shall be effective only for the employees of the Tax Assessors Office. Motion made by John King to adopt the Habersham County Handbook as written; seconded by Denise York; voted unanimously to approve motion.

2025 Late Appeals

Ms. Garmon informed the Board the attached listing of late appeals had come into the office, and the Board needs to create a policy to deem these as late and not valid. It was discussed to send a letter to notify the taxpayer that the appeal is late, but it will be held for the next tax year. Ms. Garmon will send the letter to the BOA before sending the letter for review. Motion made by Denise York to deny all late appeals for 2025 except for the Orchard Homeowners Association which will be corrected per the Policies & Procedures & all others will be kept for 2026 as a review/return & notified as such; seconded by Sonya Turgeon; voted unanimously to approve motion.

Miscellaneous:

Chairman Terry brought up the issue of 2 appraisers going in a vehicle together. The Board held a discussion on why the appraisers do this. Motion made by

John King to rescind the no 2 appraisers can go into a vehicle together in Policies and leave it to the discretion of the Chief Appraiser or Deputy Chief Appraiser; seconded by Jimmy Dean; voted unanimously to approve motion.

The Board also discussed the fact that appraisers need to let the office know where they are going to be out in the field each day. Ms. Garmon will tell the appraisers to let her know where they will be for the day.

It was also discussed why the BOE dates changed from October 13-14 to November 3-4. Ms. Garmon informed the Board that she did not know but she & Kelly McCormick will try to find out why. Chairman Terry will reach out to area Clerk of Courts to get the amount they are paying the BOE members for that county. Chairman Terry said he would bring it back to the BOA to discuss more in a November meeting. John King also discussed having a detailed calendar for the year to hopefully let the Clerk's office know when we could do BOE. The issue with that is we must depend on when the courtrooms are available. Ms. Garmon will work on a detailed calendar for 2026.

Adjournment

Motion made by Sonya Turgeon to adjourn the meeting; seconded by John King; voted unanimously to approve motion. The meeting was adjourned at 10:57 a.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
25	182	SATTERFIELD LYNN	9/18/2025	2,640,821	1,056,328	1,282,660	513,064	BOE
27	109A	JOHNSON GENE	9/9/2025	444,689	177,876	250,000	100,000	BOE
35	36	BROWNWOOD CAMP LLC	9/16/2025	3,219,971	1,287,988	2,250,000	900,000	BOE
41	201A	GROVES JOHN & JESSICA	9/15/2025	215,721	86,288	175,000	70,000	BOE
41	172A	JOHNSON MELISSA BURRELL	9/15/2025	195,428	78,171			BOE
41	172	BURRELL GREGORY & DOROTHY	9/11/2025	57,479	22,992			BOE
49	17A	BRADFORD FLORENCE ALYSON	9/9/2025	558,088	223,235	475,000	190,000	BOE
64	35 03	ELLER CHRIS	10/3/2025	212,101	84,840	150,000	60,000	BOE
69A	94	HALL & COMPANY OF HABERSHAM	10/2/2025	272,985	109,194	171,840	68,736	BOE
69A	75	HALL & COMPANY OF HABERSHAM	10/2/2025	227,293	90,917	200,000	80,000	BOE
69A	105	HALL & COMPANY OF HABERSHAM	10/2/2025	844,983	337,993	700,000	280,000	BOE
77	8	DEMOREST LTD	9/24/2025	1,717,872	678,149	531,017	212,406	BOE
77	86	NIX STEVEN LARRY	9/9/2025	280,123	112,049	190,000	76,000	BOE
104	234	HALL & COMPANY OF HABERSHAM	10/2/2025	317,444	126,977	275,000	110,000	BOE
104	234A	HALL & COMPANY OF HABERSHAM	10/2/2025	321,550	128,620	275,000	110,000	BOE
104	241B	HALL & COMPANY OF HABERSHAM	10/2/2025	273,832	109,532	250,000	100,000	BOE
105	4	HALL & COMPANY OF HABERSHAM	10/2/2025	174,446	69,778	159,000	63,600	BOE
115A	6	FOSTER DONALD	9/16/2025	127,223	50,889			BOE
124	53M	THE ORCHARD PROPERTY OWNERS ASSOC	9/11/2025	75,000	30,000	100	40	BOE
124	53L	THE ORCHARD PROPERTY OWNERS ASSOC	9/11/2025	75,000	30,000	100	40	BOE
125	105	BOLME TRACEY L & RICHARD J JR	9/15/2025	223,329	89,332	110,000	44,000	BOE
125	137	THE ORCHARD PROPERTY OWNERS ASSOC	9/11/2025	45,000	18,000	100	40	BOE
125	131P	THE ORCHARD PROPERTY OWNERS ASSOC	9/11/2025	75,000	30,000	100	40	BOE
131	93B	LOUDERMILK RICHARD DALE	9/29/2025	102,191	40,876	25,000	10,000	BOE
159	20	DURRETT JOEL & LEESA	9/9/2025	178,080	71,232	150,000	60,000	BOE

HAS AN APPRAISAL

Deny
M-Denied
2-Sample