

## Assessors' Meeting Agenda

April 11<sup>th</sup>, 2023

8:30 am

### Old Business:

1. Review and approve minutes from March 14<sup>th</sup> meeting.

### New Business:

2. Review and approve E&R's and NODs submitted.
3. Review and approve, deny, or release Conservation Use Valuation Assessment applications submitted.
4. Review and approve Homestead exemptions submitted.
5. Review and approve prebill mobile home appeal values submitted.
6. Review and approve motor vehicle appeal values submitted.
7. Review real property returns submitted.
8. Review and approve proposed budget to be submitted to the Board of Commissioners for FY2024.
9. Chief Appraiser's Status Report
10. Executive Session
11. Set next regular meeting date
12. Adjourn

# CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B  
METTER, GEORGIA 30439  
Voice: 912-685-6346 Fax: 912-685-3818

## Meeting Minutes

April 11<sup>th</sup>, 2023

### Opening

The meeting was called to order at 8:50am by Letrell Thomas in the meeting room at 25 W Daniel St, Metter.

### Attendees

Letrell Thomas, Assessor & Chairman  
Cassius M. Osborn, Assessor  
Elizabeth H. Childs, Assessor  
Cheyenne Lanier, Chief Appraiser

### Approval of Minutes

Motion was made by Mrs. Childs to review and approve meeting minutes from March 14<sup>th</sup>. Mr. Osborn seconded. Motion passed unanimously.

### Old Business

None.

### New Business

Motion was made by Mrs. Childs to review and approve E&Rs submitted by appraiser. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve Conservation Use Valuation Assessment applications submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve Homestead Exemptions submitted by appraiser. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve mobile home appeal values submitted by appraiser. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve motor vehicle appeals submitted by appraiser. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve real property return values submitted by appraiser. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve the proposed budget to be submitted to the Board of Commissioners for FY2024. Mr. Osborn seconded. Motion passed unanimously.

Ms. Lanier presented the Chief Appraisers status report.

The Board entered into executive session at 9:20am am to discuss personnel.

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## Adjournment:

Executive session adjourned by Letrell Thomas at 10:30am.

The next monthly meeting is scheduled for May 9<sup>th</sup> at 8:30am to be held in the meeting room at 25 W Daniel St.

The meeting was adjourned by Letrell Thomas at 10:32am.

## Minutes Submitted by:


  
\_\_\_\_\_  
Cheyenne Lanier, Chief Appraiser

5/15/2023  
Date

## Minutes Approved by:

  
\_\_\_\_\_  
Letrell Thomas, Assessor & Chairman

5/15/2023  
Date

  
\_\_\_\_\_  
Cassius M. Osborn, Assessor

5/15/2023  
Date

  
\_\_\_\_\_  
Elizabeth H. Childs, Assessor

5/15/23  
Date


3/14/23-4/3/23

CODE	PARCEL NO	NAME
S1	M73-002	MINDEDAHL-BRADEN, CRYSTAL
S1	P07-006	MCNAIR, ERIC ROBERT
S4	070-002-004	BARLOW, CURTIS E & FRONNIE B
S4	021-014	STRANGE, DEBORAH E
S5	033-005	DONALDSON, JAMES B JR (LIFE ESTATE)
S4	047-020	HART, KATHY
SC	001-006-002	COLLEY, FRANK W.
S4	055-005	STILES, ELIZABETH MATHEWS
S4	005-022-005	DUCKWORTH, EARL & NANCY
S4	045-005	COLLINS, JAMES
S3	020-056	PARRISH, NATHANIEL
S4	M11-026	POSLEY, JAMES L & SARA
S1	006-002-004	FORDHAM, AARON PAUL
S4	039-013	PRINCE, JAMES
S4	026-023	BERMAN, CARL J & HELAINE ANN
S4	019-032-002	FITZPATRICK, TONI M ET AL
S1	M25-0119	GEORGE, TONYA
S1	028-026	JARAMILLO, NAOMI
S1	045D-041	GONZALEZ, JESSICA
S4	063-054	COLEMAN, KATHERINE
S4	045-003	COWART, DOY E
S1	062-024	MONROE, JASON PAUL
S1	061-025-002	LAWRENCE, SAMMIE L
SC	018A-020	GUIFF, GEORGE & CINDY
S5	042-010	DONALDSON, JAMES B SR
S4	P05-001	CALHOUN, CHRISTINES & TONY MCNIELL
S1	063-008-001	RHODES, ROBERT G & JESSICA LEANN
S5	047-083-001	SIMERSON, KEVIN DARRYL

APPROVED



APPROVED

 DATE 4/11/2023

APPROVED



2023 COVENANT LIST

3/14/23-4/3/23

PARCEL NUMBER	OWNER'S NAME	NEW	RENEWAL	RELEASE	CONTINUATION	DENIED	COMMENTS
024-016-007	M NEWTON FARMS LLC		2023				
024-016-005	M NEWTON FARMS LLC		2023				
025-008	M NEWTON FARMS LLC		2023				
026-005-003	HADDEN, T COLEMAN		2023				
004-003-003	DAVIS, DESSE E & NELLIE		2023				
004-003-002	DAVIS, DESSE E & NELLIE		2023				
036-041	CRIDER, WILLIAM A JR		2023				
027-028	CRIDER, WILLIAM A JR		2023				
027-026	CRIDER, WILLIAM A JR		2023				
038-003-001	HENDRIX, R E		2023				
051-014	HENDRIX, R E		2023				
057-008	HENDRIX, KEVIN		2023				
042-002-002	LANIER, MELODIE NAN FAMILY LLLP		2023				
069-011-001	MOTES, RAMON & ANN		2023				
032-018	SIMMONS, RUSSELL & WANDA		2023				
020-010	SMITH, TIMOTHY A		2023				
020-010-001	SMITH, TIMOTHY A		2023				
001-011	VOS, LYNN H		2023				
005-001	VOS, LYNN H		2023				
021-020-001	WILLIAMS, RONALD E JR		2023				
020-035	POOLE, EVA		2023				
023-003-001	SCOTT, DEBRA DONALDSON		2023				
019-004	CANOCHEE PINE PLANTANTION LP		2023				
010-014-001	CANOCHEE PINE PLANTANTION LP		2023				
015-007-001	MERCER, BEN		2023				
015-014	MERCER, BEN & WANDA		2023				
008-018	MARTIN, NOLAN & KATHLEEN		2023				
024-040	MCGOWAN, WAYNE		2023				
005-042	BYLOVE ASSOCIATES LLC		2023				
051-013-003	SPAID, DAVID GARLAND		2023				
051-013-004	HOUSER, DELORES S		2023				
051-013	SPAID, DAVID GARLAND & HOUSER, DELORES S		2023				
029-003-003	GUIFF, JAKELYN C & MORGAN J COLLINS		2023				
008-010	HUMPHREY, ROBERT PAUL JR		2023				
004-003	SCHOFILL, WILLIAM PATRICK		2023				
044-019-001	CORNELISON, WILLIAM FRED & WENDY		2023				
039-014	ENGLISH, LYNDA H		2023				
024-005-003	HOLLOWAY, JERRY B		2023				
029-032-003	HOLLOWAY, JERRY B & MICHELLE		2023				
023-001-001	DONALDSON, MARK E		2023				
069-011-002	MOTES, JALVIS & GAIL		2023				
032-011-001	OGLESBY, TROY ALTON & LINDA		2023				
010-016	4P CONNECTION LLC		2023				
010-007A	4P CONNECTION LLC		2023				

018-011	4P CONNECTION LLC		2023				
067-001	CALLOWAY, IRIS & S W WELLS ESTATE		2023				
006-011-002	WILLIFORD, LORA ESTATE		2023				
006-011	WILLIFORD, LORA ESTATE		2023				
017-001	BELL, CHARLIE HOMER III ESTATE & BOBBY		2023				
041-021	JOHNSON, WILLIAM D		2023				
065-003-004	MOTES, JAMES PURDOM & SHERRER S		2023				
002-020	RUIZ PLANTATION LLC		2023				
002-010	RUIZ PLANTATION LLC		2023				
002-012	RUIZ PLANTATION LLC		2023				
005-010	RUIZ PLANTATION LLC		2023				
052-019-007	BROWN, ANDREW TYLER		2023				
008-020	WATSON FORDHAM LLC		2023				
002-026	JACK'S CREEK PLANTATION LLC		2023				FLPA
057-017-002	CARTER, CAROLYN ELAINE		2023				
013-001-001	EDENFIELD, JAMIE SIKES		2023				
065-009	MOTES, JALVIS & GAIL		2023				
063-030	DEKLE, DYANN ROBERSON ESTATE & DAVIS, ELIZABETH		2023				
062-032	DEKLE, DYANN ROBERSON ESTATE & DAVIS, ELIZABETH		2023				
035-029	BOWEN, JOHN ROBERT JR					2023	
044-001-002	DAISY FARMS & EQUINE LLC					2023	
044-001-001	DAISY FARMS & EQUINE LLC					2023	
025-016	BELL, HOMER ESTATE					2023	
009-007-002	LONE OAK QUAL PLANTATION LLC					2023	
054-021	BLISSETT, DAVID & JOAN			2023			REVOKED 2023 CUVA WITHIN TIMEFRAME
060-002A	HIGHPOINT INVESTMENT GROUP LLC					2023	SUPPORTING INCOME TAX DOCUMENTATION REQUESTED, NOT PROVIDED BY TAXPAYER.
060-002	HIGHPOINT MANAGEMENT GROUP LLC					2023	SUPPORTING INCOME TAX DOCUMENTATION REQUESTED, NOT PROVIDED BY TAXPAYER.
062-021	CAREY LOCKE LOGGING CO.					2023	SUPPORTING INCOME TAX DOCUMENTATION REQUESTED, NOT PROVIDED BY TAXPAYER.
013-003	J H TRAPNELL LLLP					2023	NOT AN INCOME QUALIFYING ENTITY

APPROVED

*Scott Thomas*

APPROVED

*Casper P. Olin*

DATE

*4/11/2023*

APPROVED

*Elizabeth H Childs*

## Chief Appraisers Status Report

1. Jakelyn passed her Appraiser I exam.
2. Marian completed and passed the manufactured housing valuation course, required for continuing education credit.
3. The deadline for real property returns, personal property returns, pre-bill mobile home appeals, homesteads and covenants ended on April 3rd. Since the 1st fell on a Saturday, we had to accept all filings through the following Monday.
4. May 12th is our tentative deadline to upload the digest file so notices can be sent out the following week.
5. Residential schedules are currently being reviewed. If necessary, the new schedules will be available to vote on during the regularly scheduled May meeting.
6. Anne & I are scheduled to attend CAVEAT toward the end of May. Registrations are all complete.
7. The Board of Commissioners have set the meeting date to review and discuss the Tax Assessors FY24 for May 11th at 5pm.
8. Bryan informed me that the \$3,000 requested for three computers under projected 5 year capital expenses was approved for FY23. I am contacting our IT department this week to go over different options based on our needs.

**CANDLER COUNTY TAX ASSESSORS**

25 W DANIEL STREET, SUITE B  
METTER, GEORGIA 30439  
Voice: 912-685-6346 Fax: 912-685-3818

Letrell Thomas, Assessor Chairman  
Cassius M. Osborn, Assessor  
Elizabeth H. Childs, Assessor

Cheyenne Lanier, Chief Appraiser  
Jakelyn Guiff, Personal Property Appraiser

**CLOSED MEETING AFFIDAVIT**

STATE OF GEORGIA  
COUNTY OF CANDLER

**AFFIDAVIT OF CHAIRMAN OR PRESIDING OFFICER**

Letrell Thomas, Chairwoman of the Candler County Board of Tax Assessors, being duly sworn, states under oath that the following is a true and accurate to the best of her knowledge and belief:

1. The Candler County Board of Tax Assessors met in a duly advertised meeting on 11<sup>th</sup>, April 2023.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at \_\_\_\_\_.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

\_\_\_\_\_ Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlements, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. 50-14-2(1);


\_\_\_\_\_ Discussion of tax matters made confidential by state law as provided by O.C.G.A. 50-14-2(2);

\_\_\_\_\_ Discussion of the future acquisition of real estate as provided by O.C.G.A. 50-14-3(4);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6);

\_\_\_\_\_ Other: consultation with the county attorney regarding personnel matters.

This 11<sup>th</sup> day of April, 2023.

  
Letrell Thomas, Chairwoman  
Candler County Board of Tax Assessors

Sworn to and subscribed before me this 11<sup>th</sup> day of April, 2023.

  
Notary Public

