

# CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B  
METTER, GEORGIA 30439

## **Meeting Agenda** **August 15<sup>th</sup>, 2023** **8:30 am**

### **Old Business:**

1. Review and approve minutes from July 11<sup>th</sup> meeting.

### **New Business:**

2. Review and approve E&R's, Jeopardy Assessments or NODs submitted.
3. Review and approve, deny, or release Conservation Use Valuation Assessment applications submitted.
4. Review and approve Motor Vehicle Appeals submitted.
5. Review and approve Homestead applications submitted.
6. Review real property appeals submitted and approve new values submitted by appraiser.
7. Certify Appeals to Board of Equalization.
8. Review & sign digest submission paperwork.
9. Chief Appraisers status report.
10. Set next regular meeting date.
11. Adjourn

## Chief Appraisers Status Report

August 15, 2023

1. July 27<sup>th</sup> our office was provided a new work truck for field work and training. The Chevy was given to the roads department. The truck has already been badged thanks to Metter Graphics and has already been put to good use.
2. When the budget was approved, our office was approved \$1,500 for printers out of capital expenses. This will cover about two printers; these printers will go to the full-time workstations that just received new computers. Vance is working with his contractor for quote on those now.
3. Marian has been in the office processing splits, training Ronda on deed work and sales qualifications and printing property record cards for Chris to start field work this month.
4. The 2022 Sales Ratio Study has been received from the Department of Audits. Candler County's overall ration is 37.30, down from 38.82 in 2021. The price related differential is within the proper range for all classes of property. The coefficient of dispersion is also within the proper range for all classes of property. This is an improvement from last year where we were at a COD of 18.10 for residential.
5. When it's time to vote on the ratio for public utilities, we'll need to vote that the equalization ratio will be at what our sales ratio is (37.30) instead of the 40.00 that it has been in previous years.
6. Three real property appeals are headed to the Board of Equalization. Once they are certified today, those will be forwarded to the Clerk of Court and hearings will be scheduled.
7. Chris is set to begin field work in August. I am working an assessment/appraisal schedule for the 2024 Tax year so our goals are clearly outlined for everyone involved in the appraisal and digest process.

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

## MEETING MINUTES

August 15, 2023

### Opening

The meeting was called to order at 8:55 am by Letrell Thomas in the meeting room at 25 West Daniel St, Metter.

### Attendees

Letrell Thomas, Assessor Chairperson  
Cassius Osborn, Assessor  
Elizabeth Childs, Assessor  
Cheyenne Lanier, Chief Appraiser  
Jakelyn Guiff, Secretary

### Approval of Minutes

Motion was made by Mrs. Childs to review and approve meeting minutes from July 11. Mr. Osborn seconded. Motion passed unanimously.

### Old Business

None

### New Business

Motion was made by Mrs. Childs to review and approve E&Rs, Jeopardy Assessments or NODs submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve, deny or release CUVA applications submitted. Mr. Osborn seconded. Motion passed unanimously.

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

Motion was made by Mrs. Childs to review and approve homestead applications submitted. Mr. Osborne seconded. Motion passed unanimously.

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

Motion was made by Mrs. Childs to certify appeals to the Board of Equalization. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and sign digest submission paperwork. Mr. Osborn seconded. Motion passed unanimously.

Ms. Lanier presented the Chief Appraisers status report.

### Adjournment

The next monthly meeting is scheduled for September 12 at 8:30 am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Mrs. Thomas at 9:15 am.

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**Minutes Submitted by:**

Jakelyn Guiff  
Jakelyn Guiff, Secretary

9/12/23  
Date

**Minutes Approved by:**

Letrell Thomas  
Letrell Thomas, Assessor & Chairman

9/12/23  
Date

Cassius M. Osborn  
Cassius M. Osborn, Assessor

9/12/23  
Date

Elizabeth H. Childs  
Elizabeth H. Childs, Assessor

9/12/23  
Date

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Letrell Thomas, Chairman

Cassius Osborn, Assessor

Elizabeth Childs, Assessor

August 15, 2023

Real property accounts certified to the Board of Equalization for Tax Year 2023.

Account: 6012 Parcel # 005A-007 Owner: Herman & Angel McKenzie

Account: 7227 Parcel # 018-012-002 Owner: Daniel & Heather Womack

Account: 2674 Parcel # 054-007 Owner: Robert Mock



Letrell Thomas, Chairman



Date



Elizabeth H. Childs, Assessor



Date



Cassius M. Osborn, Assessor



Date

July 2023 Covenant Applications

PARCEL NUMBER	OWNER'S NAME	NEW	RENEWAL	RELEASE	CONTINUATION	DENIED	COMMENTS
018-015-003	TUCKER, JOSH D & TONIA	2023					
054-024	SHANK, ANDREW & MARILYN				2018		
054-022-002	SHANK, ANDREW & MARILYN				2018		
039-020-004	CARBO, MICHAEL				2016		

APPROVED *John Thomas* 8/15/2023

APPROVED *Cassie Olin* DATE 8/15/23

APPROVED *Elizabeth H Childs* 8/15/23

JULY 2023

CODE	PARCEL NO	NAME
S1	032-011-002	KEYTON, WILLIAM C & PAYCE
S4	005-006	DAVIS, JOHNNY & LINDA
SC	016-009	HENDRIX, TROY & RHONDA
S1	M35-052	TURNER, CLINT & NATALIE
SC	047-031	HENDRIX, R E

APPROVED *[Signature]* 8/15/2023

APPROVED *[Signature]* DATE 8/15/23

APPROVED *Elizabeth H Childs* 8/15/23