

# CANDLER COUNTY BOARD OF ASSESSORS

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

Letrell Thomas, Chairman

Cassius M. Osborn, Assessor

Elizabeth H. Childs, Assessor

## Meeting Agenda

March 20, 2024

8:30am

### Old Business:

1. Review and approve minutes from February 20<sup>th</sup>, meeting.

### New Business:

2. Review and approve E&Rs and NODs submitted.
3. Review and approve Conservation Use Valuation Assessment applications submitted.
4. Review and approve Homestead exemptions submitted.
5. Review and approve motor vehicle appeal values submitted.
6. Review 2023 Housing Cost Analysis and approve average price per square foot for 2024.
7. Review and approve commercial septic increase from \$3,000 to \$10,000 per system.
8. Review and approve accessibility & desirability changes for large tracts of land in the northwest portion of Pulaski & surrounding area.
9. Chief Appraiser status report.
10. Set next regular meeting date.
11. Adjourn

# **Chief Appraisers Status Report**

March 20, 2024

1. We're currently in the returns period until April 1; Where we accept current year homesteads, covenants, renewals, continuations, personal and real property returns. Abatements are accepted through June 30<sup>th</sup> of each year.
2. Jakelyn attended the public zoning listening session last night.
3. Gap Group meeting went well. Legislative updates and software updates were provided and explained.
4. I've received our budget packet and will be attending those meetings. Deadline is April 15<sup>th</sup> to submit to Bryan and the adoption meeting is set in June.

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## Meeting Minutes

March 20, 2024

### Opening

The meeting was called to order at 8:45am by Letrell Thomas in the meeting room at 25 West Daniel Street, Metter.

### Attendees

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

### Old Business

Motion was made by Mrs. Childs to review and approve meeting minutes from February 20. Mr. Osborn seconded. Motion passed unanimously.

### New Business

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

Motion was made by Mrs. Childs to review and approve 2024 CUVA applications submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve 2024 Homestead Exemption applications submitted. Mr. Osborn seconded. Motion passed unanimously.

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

Motion was made by Mrs. Childs to review 2023 Housing Cost Analysis and approve average price per square foot for 2024. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve commercial septic increase from \$3,000 to \$10,000 per system. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve accessibility & desirability changes for large tracts of land in the northwest portion of Pulaski & surrounding area. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to amend the agenda to include Southern Manor Road land revaluation. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve Southern Manor Road revaluation land increase from \$5,000 to \$6,500 per acre. Mr. Osborne seconded. Motion passed unanimously.

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Ms. Lanier presented the Chief Appraiser's status report.

## Adjournment:

The next monthly meeting is scheduled for Tuesday, April 16, 2024 at 8:30am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Letrell Thomas at 9:25am.

## Minutes Submitted by:

  
\_\_\_\_\_  
Jakelyn Guiff, Secretary

  
\_\_\_\_\_  
Date

## Minutes Approved by:

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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

<b>2024 HS</b>	<b>FEB-MAR</b>	
<b>CODE</b>	<b>PARCEL NUMBER</b>	<b>NAME</b>
SC	M19 012	BOYER, ANITA
S4	055 040	CAMERON, FAYE
S1	012 015 001	NORDAHL, JEFFREY & MARIANNE
S4	016B 014	LAND, THOMAS & JANA
S4	013 013	MERCER, DELLA MAE
S4	P08 008	TILLMAN, PAULA
S1	071 008 001	WRIGHT, PATRICK SPENCER
S3	018 014 002	COSNAHAN, JOHN LARRY
S4	030 019 004	COWART, JERRY LEE & DELLA
S4	M23 017	JONES, JACQUELINE
S1	045 009A 003	BIRD, TIMOTHY
S1	049 008 002	JOHNSON, CASEY GRANT
S1	045D 083	BRACK, NATHANIEL
S1	036B 013	RIGDON, JASON
SC	070 032	LYNN, CHERYL
S1	065 006 003	FRANKLIN, JASON R
S4	055 031	CANNON, ANNETTE
S1	M46 017	KING, LIAM & CORTNEY
S1	043 047 001	TRAPNELL, WILLIAM T
S1	059 004 004	WELLS, JENNIFER & TIMOTHY
S1	036 027	ODONNELL, WILLIAM & PAMELA
S1	036 046	FLYNT, THOMAS & ELAINE
S4	034A 006	JOHNSON, DONNA
S4	055 059	SMITH, EARLENE
S1	039 009 012	LIVELY, JACQUELINE
S1	042 002	BURTON, STEVE ALLEN & EMILY
SC	034E 617	CASE, DANIEL
S4	M34 031	WARREN, WALLACE
SC	045D 084	HOLLOWAY, BOBBY LEE
S4	035 034	WHITE, CHARLES & LINDA
S1	022 017 001	MAYSE, AUBRY & HANNAH
SC	046 035 001	DANIELL, ROBERT

SC	063 020A 003	HENDRIX, DONALD & GEORGIA
S1	M46 068	HENRY, ISAIAH
S5	008 004	COOK, NATALIA
S1	M34 057	KINGERY, JOSEPH RILEY

APPROVED *Scott Thomas*

APPROVED *Cassius M. Odom*

APPROVED *Elizabeth H Childs*  
*3/20/24*

<b>2024 CUVA</b>	<b>FEB-MAR</b>						
<b>PARCEL NUMBER</b>	<b>OWNER'S NAME</b>	<b>NEW</b>	<b>RENEWAL</b>	<b>RELEASE</b>	<b>CONTINUATION</b>	<b>DENIED</b>	<b>COMMENTS</b>
044 019	DUGGAN, PATRICIA		2024				
044 019 002	DUGGAN, PATRICIA		2024				
044 019 004	DUGGAN, PATRICIA		2024				
063 023	WARREN, WILLIAM H JR	2024					
024 005 001	HOLLOWAY, JOEY & MONICE	2024					
016B 014	LAND, THOMAS & JANA	2024					
024 005 005	HOLLOWAY, JOEY & MONICE	2024					
051 002 004	HENDRICKS, LORINE ESTATE	2024					
051 002	HENDRICKS, LORINE ESTATE	2024					
051 002 003	HENDRICKS, LORINE ESTATE	2024					
051 002 007	HENDRICKS, LORINE ESTATE	2024					
064 007 001	KEMP, GREGORY SCOTT		2024				
020 024 001	LANIER, BENNIE FAYE		2024				
020 024	LANIER, BENNIE FAYE		2024				
053 009 003	MCNEELY, JAMES		2024				
045G 001 001	GAST, PAUL		2024				
064 001	KELLY BUILDERS INC		2024				
034 026	GUO, YING & PENG, BO		2024				
035 027	LAWRENCE, SAMMIE		2024				
057 016	NEVIL, CHARLES R		2024				
009 013	GRIMES, JENNY & JASON					2023	
072 002	DEKLE, BILL		2024				
065 023	DEKLE, BILL		2024				
022 017 001	MAYSE, AUBRY & HANNAH					2018	
063 019 002	WARREN, JEFFREY	2024					
063 020 001	WARREN, JEFFREY	2024					
063 019	WARREN, JEFFREY	2024					
026 012	HADDEN, SIMMONS RANDY		2024				
061 023	HODGES, JUANITA B		2024				
061 004	HODGES, JUANITA B	2024					
062 043	HODGES, JUANITA B	2024					

063 029 001	HODGES, JUANITA B	2024	
063 029 01A	HODGES, JUANITA B	2024	
069 006 001	HODGES, JUANITA B		2024
062 027	HODGES, JUANITA B		2024
062 038 003	HODGES, JUANITA B	2024	
018 012 001	GREENE, APRIL	2024	

APPROVED 

APPROVED 

APPROVED   
3/20/24