

# CANDLER COUNTY BOARD OF ASSESSORS

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

## Meeting Agenda November 5, 2024 8:30 am

### Old Business:

1. Review and approve minutes from October 8 regular meeting.
2. Review and approve minutes from October 24 called meeting.

### New Business:

3. Review and approve E&Rs, Jeopardy Assessments or NODs submitted.
4. Review and approve Covenant continuations and applications submitted.
5. Review and approve Covenant breaches submitted.
6. Review and approve Covenant releases due to deceased owners to be filed with the Clerk of Court.
7. Review and approve Board of Equalization Appeal withdrawals submitted.
8. Review and approve 2025 Homestead Exemptions applications submitted.
9. Review and approve motor vehicle appeal values submitted by appraiser.
10. Approve the use of NADA for 2025 Mobile Home Values.
11. Approve the use of Aircraft Blue Book for 2025 aircraft values.
12. Approve the use of ABOS for 2025 marine property values.
13. Approve the use of WinGAP software for appraisal of all county property both real and personal, taxable and non-taxable property.
14. Chief Appraisers status report.
15. Set next regular meeting date.
16. Adjourn

## **Chief Appraisers Status Report**

November 5, 2024

1. Tax bills are being mailed today by the Tax Commissioners office.
2. I reported to the Board of Commissioners last night regarding how we're managing damage assessments in relation to the digest.
3. Letrell Thomas, Chairman, needs additional hours to be current. She'll be attending training in December for those hours.
4. We are working with the Board of Commissioners and the Zoning Administrator closely while adjusting to the new building and zoning ordinance.
5. Marian Grier is doing data entry for Million Pine Co. again this year.
6. Public utility values have not yet been provided by the state. They will most likely be ready for approval in December.

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25 W. Daniel St. Ste. B  
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Voice: 912-685-6346 Fax: 912-685-3818

## Meeting Minutes

November 5, 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 October 8 regular meeting. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve meeting minutes from October 24 called meeting. Mr. Osborn seconded. Motion passed unanimously.

### New Business

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

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

Motion was made by Mrs. Childs to review and approve covenant breaches submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve covenant releases due to deceased owners, to be filed with the Clerk of Court. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve Board of Equalization appeal withdrawals submitted. Motion was made by Mrs. Childs to review.

Motion was made by Mrs. Childs to review and approve 2025 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 approve the use of NADA for 2025 mobile home values. Mr. Osborn seconded. Motion passed unanimously.

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Motion was made by Mrs. Childs to approve the use of Aircraft Blue Book for 2025 aircraft values. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to approve the use of ABOS for 2025 marine property values. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to approve the use of WinGAP software for appraisal of all county property, both real and personal, taxable and non-taxable. Mr. Osborn seconded. Motion passed unanimously.

Ms. Lanier presented the Chief Appraisers status report.

## Adjournment:

The next monthly meeting is scheduled for Tuesday, December 17 at 8:30am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Letrell Thomas at 8:54am.

## Minutes Submitted by:


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

12/17/24  
Date

## Minutes Approved by:

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

12/17/24  
Date

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

12/17/2024  
Date

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

12/17/2024  
Date

2025 HS CODE	OCTOBER PARCEL NUMBER	NAME
S1	036 027 003	JORDAN, JOHN & KELLIE
S1	M34 004	WILLIS, ANTHONY W
S5	049 017	THRIFT, JOHN & MARTHA

APPROVED *Carm*

DATE 11/5/24

APPROVED *John Thomas*

DATE 11/5/24

APPROVED *Elizabeth H Childs*

DATE 11/5/24

2024 CUVA OCT

PARCEL NUMBER	OWNER'S NAME	NEW	RENEWAL	RELEASE	CONTINUATION	DENIED	COMMENTS
064 014	BRUNER, KEITH				2022		
035 015 001	BRADDOCK, PAUL & CASEY				2023		

APPROVED *Carm [Signature]*

DATE 11/5/24

APPROVED *John Thomas*

DATE 11/5/24

APPROVED *Elizabeth H Childs*

DATE 11/5/24