

CANDLER COUNTY BOARD OF ASSESSORS

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

Meeting Agenda **April 8, 2025** **8:30am**

Old Business:

1. Review and approve minutes from March 11, meeting.

New Business:

2. Review and approve E&Rs and NODs submitted.
3. Review and approve Jeopardy assessments submitted.
4. Review and approve CUVA applications submitted.
5. Review and approve CUVA breach on parcel 032-034.
6. Review and approve FLPA applications submitted.
7. Review and approve Homestead Exemption applications submitted.
8. Review and approve motor vehicle appeals submitted.
9. Review and approve FY26 Budget to submit to Board of Commissioners.
10. Chief Appraisers status report.
11. Adjourn

Chief Appraisers Status Report

April 8, 2025

1. Returns period is over as of April 1. That means we are no longer accepting homesteads, covenants, renewals, continuations, personal property returns, or property damage report returns. Abatements are still accepted through June 30th.
2. Budget Review.
3. Ms. Childs and Mr. Osborn are attending CAVEAT from May 19-21. Breakout sessions not yet available for registration. Hotel has been booked.
4. Million Pines Company has started data entry.
5. I am going to be spending most of the upcoming two to three weeks in the field assessing property damage reports and mobile home appeals.
6. HB581 and the consistent legislative updates to it have placed every county in Georgia about a month behind on average. Wingap has updated twice in the last week alone where we typically see updates once every three months. Legislative updates include using the previous years millage rate if taxing authorities do not provide on up to 10 days prior to notices going out, allowing homestead applications to be submitted and approved during the appeals period in the same manner that covenants are. Changes to how the Notice of Assessments look and what they include.

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 8, 2025

Opening

The meeting was called to order at 8:39am 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 March 11 meeting. 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 Jeopardy Assessments submitted. Mr. Osborn seconded. Motion passed unanimously.

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

Motion was made by Mrs. Childs to review and approve CUVA breach on parcel 032-034. Mr. Osborn seconded. Motion passed unanimously.

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

Motion was made by Mrs. Childs to review and approve 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 and approve FY26 Budget to submit to the Board of Commissioners. Mr. Osborn seconded. Motion passed unanimously.

Ms. Lanier presented the Chief Appraisers status report.

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Adjournment:

The next monthly meeting is scheduled for May 13 at 8:30am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Letrell Thomas at 9:03am.

Minutes Submitted by:



Jakelyn Guiff, Secretary

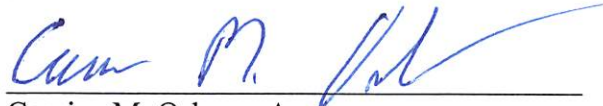
5/13/25
Date

Minutes Approved by:



Letrell Thomas, Assessor & Chairman

5/13/25
Date



Cassius M. Osborn, Assessor

5/13/25
Date



Elizabeth H. Childs, Assessor

5/13/25
Date

2025 HS

APRIL

CODE	PARCEL NUMBER	NAME
S1	045 022 007	OGLESBY, BRIAN A
S1	069B 011	DAVIDSON, JOSEPH
S1	047 054	SUTTON, BRIAN & VICTORIA
S1	M19 015	BOCANEGRA, ILSE
S1	M35 057	DELGADO, CINDY
S1	036 022 001	RODRIGUEZ, MARTIN E
S1	016B 013	MOORE, KAREN & ROY
S1	071A 014	COSEY, ADREA
S1	024 002 002	RIGDON, ANTHONY
S1	047 036 003	SWYGERT, KACI
S1	055 062	LONG, ASHLEY
S1	061 025 004	PARKER, MARK & MELISSA
S1	M25 002	ELLISON, KRISTIAN & CHET
S1	063 008 001	WASHINGTON, GRANT
S1	055 070	ASPINWALL, MILTON JR
SC	035 013 001	FERRELL, ROBERT
SC	036 004	LAYTON, STUART & SHANNON
SC	043 012	PATTERSON, PARKE
SC	056A 019	OLARTE, CARLOS
S3	002 019 001	MOORE, SANDRA

CODE	PARCEL NUMBER	NAME
S4	042 011 002	VASILATOS, DAVID
S4	034B 016	MADDALENA, MARK & NICKI
S4	034E 621	STROYECK, BRUCE
S4	052 037	LEHMAN, JILL
S4	019 011 002	SUNLEY, GARY
S4	P08 026	MARTIN, RICHARD O
S4	026 021	TUCKER, DIANE
S4	M24 022	SMITH, KATHLEEN
S4	070A 023	UPCHURCH, DENISE
S4	034 005 004	MASTERSON, DONNA
S4	M34 008	TRAPNELL, WILLIAM

APPROVED



DATE

4/8/25

APPROVED



DATE

4/8/25

APPROVED



DATE

4/8/2025

2025 CUVA	APRIL						
PARCEL	OWNER'S NAME	NEW	RENEWAL	RELEASE	CONTINUATION	DENIED	COMMENTS
013 007	RIEDELSE FOREST LTD		2025				
009 010	LONE OAK QUAIL		2025				FLPA
010 009	CUTLASS POINT LLC		2025				FLPA
048 005	IRVIN BRANNEN FLTDP		2025				FLPA
049 012	IRVIN BRANNEN FLTDP		2025				FLPA
057 018	IRVIN BRANNEN FLTDP	2025					FLPA
066 001	TRIPLE WING PROP		2025				FLPA
072 004 002	HANDSOME, GARY		2025				
035 013	FERRELL, ROBERT		2025				
016 008 004	WILLIAMS, RITA		2025				
054 015	WOOD, SUSANNA				2016		
052 037 001	LEHMAN, JILL		2025				
052 037	LEHMAN, JILL		2025				
052 016 001	LEHMAN, JILL		2025				
051 002	STRICKLAND, WILLETTE				2024		
051 002 003	STRICKLAND, WILLETTE				2024		
051 002 007	STRICKLAND, WILLETTE				2024		
055 005 001	WINKLER, JUDY		2025				
052 017	PATTERSON, BILL SR EST	2025					
044 028	PATTERSON, BILL SR EST	2025					
043 012	PATTERSON, BILL SR EST	2025					
052 019 001	PATTERSON, BILL SR EST	2025					
063 007	PATTERSON, BILL SR EST	2025					
025 001	COLLUM, DEBBIE		2025				
061 024	LJCM PARRISH FARM				2017		
016 008 003	BEDDINGFIELD, WILLIAM		2025				
016 008 002	BEDDINGFIELD, WILLIAM		2025				
034C 310	RIGDON, OWEN M	2025					

034 030	RIGDON, OWEN M		2020
034 004 001	HENDRICKS, CHARLES	2025	
026 007	HADDEN AGRI LLC		2018
056 064	HADDEN AGRI LLC	2025	
026 004	HADDEN AGRI LLC		2023
026 004 001	HADDEN FAMILY FARMS		2023
035 028	HADDEN FAMILY FARMS		2020
034 011 001	MILLSAPS, MICHELLE	2025	
062 050 001	PARKER, JOHN S EST	2025	
016 002 001	MCMILLAN, RANDY	2025	
016 008 001	MORGAN, STANLEY	2025	
043 021	YEOMANS, LINDSEY	2025	
049 008 001	CARPENTER, JENINE H	2025	
057 001	IRVIN BRANNEN FLTDP	2025	
056 012	JH FARMS LLC	2025	
048 006	IRVIN BRANNEN FLTDP	2025	
009 001	BISHOP FARMING ENTER	2025	
021 009	LOTT, DAVID	2025	
066 001 001	NEVIL, CHARLES RICKY	2025	
048 005A	NEVIL, CHARLES RICKY	2025	
061 007	PRICE JOHNSON LLC	2025	
039 023 006	SHUMAN, CHASE		2018
047 060	SAMPLES, BLAINE	2025	
062 050 002	PARKER, JOHN S EST	2025	
032 013 004	HERNDON, HEATHER	2025	
051 017	C&B LAND HOLDINGS	2025	

APPROVED

Joe Thomas

DATE

4/8/25

APPROVED

Cam B. Vel

DATE

4/8/25

APPROVED

Elizabeth H Childs

DATE

4/8/25