

TALBOT COUNTY

Board of Tax Assessors

talbottax@gmail.com
706.666.3377 phone
706.666.9168 fax

38 S. Jefferson Ave.
PO BOX 387
Talbotton, GA 31827

MONTHLY MEETING

November 27, 2017

TAX OFFICE ANNEX

4:30 pm

AGENDA

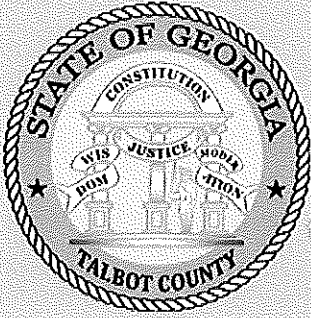
1. Call to Order
2. Approve Agenda, and any additions
3. Approval of Minutes
 - A. October 19, 2017 and November 14, 2017
4. Public Comment
 - A. Appearances
5. Old Business-
 - A. Kevin Powers refund request
6. New Business
 - A. Error and Releases
 - B. Budget Report
 - C. Appeal Update
 - i. Completed
 - ii. Pending
 - iii. Appealed to Superior Court
 - D. Homestead Applications for 2018
 - E. Conservation Breach
 - i. 007-172-35
 - ii. 005-021-26A
 - iii. 005-157-10

Daniel B. Coffee, Chairman

Jon G. Hale, Jr., Vice-Chairman

Leticia A. Cook, Member

Lauren A. Harbin, Chief Appraiser



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706.665.9277 phone
706.665.9158 fax

38 S. Jefferson Ave.
PO BOX 337
Talbotton, GA 31527

F. Conservation Use

- i. Applications
- ii. Releases – 005-157-10

G. Forest Land Protection Act

- i. Applications
- ii. Releases

H. Approve Prebill Digest

I. Approve Printing of Personal Property Returns

J. Members Matters

K. Executive Session

- i. Personnel Issues

L. Announcements

- i. Next scheduled monthly meeting is tentatively _____ December____, 2017.

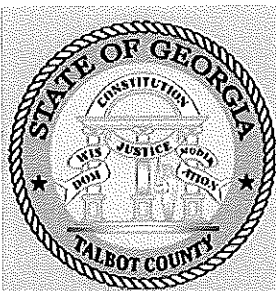
M. ` Adjournment

Daniel B. Coffee, Chairman

Jon G. Hale, Jr., Vice-Chairman

Leticia A. Cook, Member

Lauren A. Harbin, Chief Appraiser



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706.686.3377 phone
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Daniel B. Coffee, Chairman
Jon G. Hale, Jr., Vice-Chairman
Leticia A. Cook, Member
Lauren A. Harbin, Secretary

Board of Assessors Meeting Minutes November 27, 2017

1. The meeting was called to order by Chairman Coffee at 4:30 pm at the office of the Talbot County Board of Tax Assessors. A quorum was present including the following: Daniel B. Coffee, Jon G. Hale, Jr., Leticia A. Cook and Lauren A. Harbin, Secretary.
2. The agenda was reviewed an amendment was made to include pending litigation in executive session. Vice-Chairman Hale made a motion to approve the agenda. Ms. Cook seconded the motion. There was no further discussion. So carried 3-0-0.
3. Vice-Chairman Hale made a motion to approve the October 19, 2017 minutes as presented. Ms. Cook seconded the motion. There was no discussion. The motion passed 3-0-0. Vice-Chairman Hale made a motion to approve the November 14, 2017 minutes as presented. Ms. Cook seconded the motion. There was no discussion. The motion passed 3-0-0.
4. There were no public appearances
5. Old Business
 - A. The refund request for Kevin Powers for the Rockmore Estates property was discussed. Mrs. Harbin informed the Board that she had contacted the county attorney but there was an error in the email address, and that she had corrected it, resent the email on November 20, 2017, and has yet to get a response. She also informed the Board that no further communication has been received from Mr. Powers.
6. New Business
 - A. Error and Releases- The Board of Assessors approved the Error and Releases as presented with Vice-Chairman Hale making the motion and Ms. Cook offering the second. There was no further discussion. The motion carried 3-0-0.
 - B. Budget Report - Mrs. Harbin informed the Board that she has not yet received the most updated budget report.
 - C. Mrs. Harbin presented the Board with a report showing the current status of all 2017 appeals. There are no further appeals remaining at the BOE level, 2 parcels that are being scheduled for a hearing officer the meeting with the hearing officer will take place on December 15, 2017, 1 parcel with arbitration pending (awaiting the appraisal report) and 1 parcels currently appealed to Superior Court where there was no settlement at the

conference and filing fees were paid within the specified period. Mrs. Harbin asked the Board to certify the appeal for Adaptive Home Improvements to Superior Court. Vice-Chairman Hale made the motion. Ms. Cook seconded the motion. Chairman Coffee asked Mrs. Harbin to explain the process once the filing fee was paid by the appellant. The Board discussed the steps for the upcoming court case. The motion passed 3-0-0.

D. Homestead Applications for 2018 - The Board reviewed the homestead applications, and Vice-Chairman Hale made a motion to approve them as presented. Ms. Cook seconded the motion. The motion carried 3-0-0. Homestead applications were approved for 2018 for the following accounts: Lovett, James M 'S4', Sapp, Acquienetta 'S1', Walker, Jimmy 'S1', Wynn, Jacqueline 'S4', Parker, Kenneth, 'S4', Walker, Linda 'S4', Thomas, Salenthia 'S1', Giddens, Wardell 'S3', Thomas, Patricia 'S1'.

E. Mrs. Harbin presented three Conservation breach parcels to the Board of Assessors.

i. 007-172-35 - Vice-Chairman Hale recused himself from the vote to avoid any perceived conflict. Mrs. Harbin informed the Board of Assessors that this parcel was purchased by a non-qualifying buyer on September 20, 2017. On October 26, 2017, Mrs. Harbin contacted the buyer and the seller via email and USPS with a Notice of Intent to Breach. The buyer was not able to remedy the breach within the 30-day period provided by law. Mrs. Harbin recommended to the Board of Assessors to breach the Conservation agreement. Ms. Cook made the motion and Chairman Coffee seconded the motion. There was no further discussion. The motion passed 2-0-1.

ii. 005-021-26A - Vice-Chairman Hale recused himself from the vote to avoid any perceived conflict. Mrs. Harbin informed the Board of Assessors that this parcel was purchased by a non-qualifying buyer on October 3, 2017. On October 26, 2017, Mrs. Harbin contacted the buyer and the seller via email and USPS with a Notice of Intent to Breach. The buyer was not able to remedy the breach within the 30-day period provided by law. Mrs. Harbin recommended to the Board of Assessors to breach the Conservation agreement. Ms. Cook made the motion and Chairman Coffee seconded the motion. There was no further discussion. The motion passed 2-0-1.

iii. 005-157-10 Mrs. Harbin informed the Board that in 2014 a breach occurred on this parcel through no fault of the owners. The owners separated legally and a judge ruled on a subdivision of the property with Mr. Davis receiving 5 acres and the house and Mrs. Davis receiving the remaining 21ac +/- . The deeds were brought to Mrs. Harbin's attention and she contacted the owners for further clarification. Upon speaking with the DOR liaison Mr. Colson, he recommended a breach without penalty since the owners had to do what the judge decreed. Vice-Chairman Hale made a motion to breach without penalty. Ms. Cook seconded the motion. There was no further discussion. The motion passed 2-0-0.

F. Conservation Use

i. Conservation continuations were reviewed by the Board and Vice-Chairman Hale made a motion to approve them as presented. Ms. Cook seconded the motion. The motion carried 3-0-0. There was no further discussion. The covenants approved are as follows:

007-225-03-02	005-003-71	007-213-03	007-213-03B
007-225-03-01	006-271-21-A	005-019-12A	007-225-03-03
005-112-03-C			

ii. Releases - 005-157-10 Vice-Chairman Hale made a motion to release this parcel from the covenant as discussed in E. (iii.). Ms. Cook seconded the motion. There

was no further discussion the motion passed 3-0-0.

G. Forest Land Protection- None

H. Mrs. Harbin presented the Board with the Prebill Digest, as well as the Consolidation sheets for AY2018 and AY2017 for comparison. A motion was made by Vice-Chairman Hale to approve the digest as presented. Ms. Cook seconded the motion. There was no further discussion. The motion passed 3-0-0.

I. Mrs. Harbin asked the Board to approve the printing of the Personal Property Returns for 2018. A motion was made by Vice-Chairman Hale to approve the printing of the returns. Ms. Cook seconded the motion. There was no further discussion. The motion passed 3-0-0.

J. Member Matters - There was a brief discussion about Mrs. Harbin's upcoming vacation days and office coverage. Chairman Coffee also reminded the Board that election of officers will take place in January.

K. Executive Session- A motion was made by Vice-Chairman Hale to go into executive session to discuss potential litigation matters at 5:21 pm. Ms.; Cook seconded the motion. No discussion. Passed 3-0-0. Potential litigation was discussed no decisions or motions were made. A motion was by Vice-Chairman Hale to go exit executive session at 5:30pm. Ms. Cook seconded the motion. No discussion. Passed 3-0-0

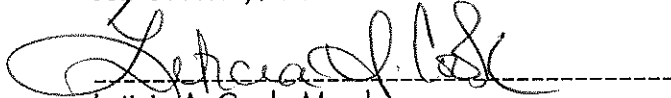
L. The Board will reconvene next year with the meeting being tentatively set for January 2, 2018. However, if any pressing business arises the Board has set a tentative date of Dec 18, 2017 to hold the meeting if needed.

M. A motion was made to adjourn the meeting at 5:33 pm by Ms. Cook. Vice-Chairman Hale seconded the motion and there was no further discussion. The motion passed 3-0-0.

Submitted by Lauren A. Harbin, Secretary


Daniel B. Coffee, Chairman


Jon G. Hale, Jr. Vice-Chairman


Leticia A. Cook, Member