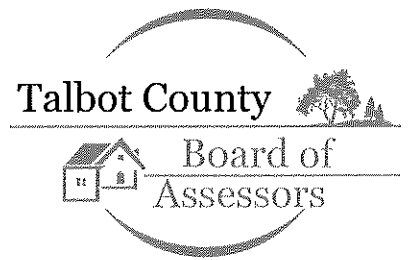


74 West Monroe Street
PO BOX 337
Talbotton, GA 31827



MONTHLY MEETING

April 30, 2024

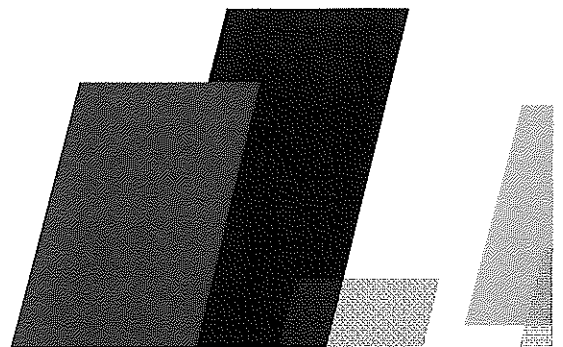
2:00pm

AGENDA

1. Call to Order
2. Approve Agenda, and any additions
3. New Business
 - A. Stan King from GMass with Reevaluation Update
 - B. Conservation Use Applications
 - C. Forest Land Protection Act Applications
 - D. Approve 2024 Real and Personal Property Values with schedule updates
 - E. Approve Mailing of Assessment Notices
 - F. Announcements
 - i. Next scheduled monthly meeting is tentatively _____ May 2024.
 - G. Adjournment

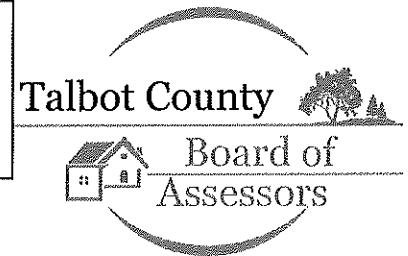
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74 West Monroe Street
PO BOX 337
Talbotton, GA 31827

Daniel B. Coffee, Chairman
Sandra N. Higginbotham, Member
Hubert P. Bickley, Member
Lauren A. Harbin, Secretary

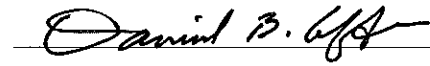


Board of Assessors
Monthly Meeting Minutes
April 30, 2024

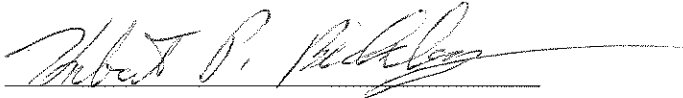
1. The meeting was called to order by Chairman Coffee at 2:005 pm at the Tax Assessors Office. A quorum was present including the following: Daniel B. Coffee, Sandra N. Higginbotham, Hubert P. Bickley, and Lauren A. Harbin, Secretary. Stan King from G-Mass was also in attendance.
2. Vice-Chairman Bickley motioned to approve the agenda as presented. Mrs. Higginbotham offered the second. There was no discussion. The motion passed 2-0-0.
3. New Business
 - A. Stan King from G-Mass met with the Board to give them the findings from the county wide reevaluation schedule audit. A copy of those findings will be made a portion of these minutes. He reviewed the schedule changes that were being proposed by the property and improvement class. He also provided copies of the sales ratio analysis prior to the value changes and after the value changes to bring us back into compliance with a ratio, COD, and PRD that fell within the acceptable range. In summary, the overall findings were an average increase of approximately 15%, which varied depending on property class.
 - B. Conservation use applications and releases for 2024 were presented to the Board for approval. Vice-Chairman Bickley made a motion to approve as presented. Mrs. Higginbotham second the motion. The motion passed 2-0-0. A listing of the approved applications will be made a portion of these minutes.
 - C. Forest Land Protection applications and releases for 2024 were presented to the Board for approval. Vice-Chairman Bickley made a motion to approve as presented. Mrs. Higginbotham second the motion. The motion passed 2-0-0. A listing of the approved applications will be made a portion of these minutes.
 - D. Mrs. Harbin presented the Board with copies of the updated schedules and preliminary digest figures for their review. She recommended approval of the values within the updated schedules based on the sales ratio. Vice-Chair Bickley made a motion to approve the schedules as presented. Mrs. Higginbotham offered the second. There was discussion over the value increases and the current and past sales ratios. The motion passed 2-0-0.
 - E. Mrs. Harbin asked for Board approval for the mailing of the 2024 Notices of Assessment. Vice-Chair Bickley made the motion to approve mailing of the 2024 Notices with the updated schedules. Mrs. Higginbotham seconded the motion. There was discussion concerning mailing dates and the target to turn the digest over to the Tax Commissioner. Mrs. Harbin stated that she hope to send the files to the print vendor with a mailing date of May 6, 2024 which would have the appeal deadline on June 20th with plenty of time to get the digest files to the Tax Commissioner and stay within compliance of the timeline.

- F. In members matters the Board thanked Mr. King for his appearance and the revaluation being completed within the parameters of the contract.
- G. Due to training and travel schedules the next monthly meeting has been scheduled for June 18, 2024 at 2pm. With the option to have a called meeting in May if necessary.
- H. A motion was made by Vice-Chairman Bickley to adjourn the meeting at 3:30pm. Mrs. Higginbotham seconded the motion. There was no further discussion. The motion passed 2-0-0.

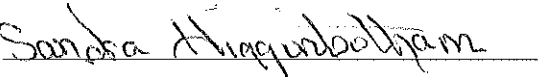
Submitted by Lauren A. Harbin, Secretary



Daniel B. Coffee, Chairman



Hubert P. Bickley, Vice-Chair



Sandra N. Higginbotham, Member