

**AGENDA**  
**BOARD OF ASSESSORS**  
**February 20, 2025, at 9:00 A.M.**

**Appraisal Department Board Room**  
**Douglas County Annex Bldg. – 2<sup>nd</sup> Floor**  
**6200 Fairburn Rd**  
**Douglasville, GA 30134**  
**Online and In Person**

**BUSINESS**

- **Approval of Previous Meeting & Executive Session Minutes**
- **Personal Property Digest Changes**
- **Real Property Digest Changes**
- **Commercial Property Digest Changes**
- **CUVA Statuses**

**UNFINISHED BUSINESS**

**CHIEF APPRAISER COMMENTS**

- **Updated Sales Ratio**

**CITIZENS' BUSINESS**

**EXECUTIVE SESSION**



## **Douglas County Board of Assessors**

**February 20, 2025**

### **Meeting in person and via Microsoft Teams**

Attending the meeting were board members Robert Foran (Chairperson), Rita Fasina-Thomas (Vice Chairperson), Herschel Clark (member), Kella Nelson (member), Steve Balfour (Chief Appraiser), Adrean Larcheveaux (Board of Assessors Secretary), Eugene Roberts III (Personal Property Manager), Lynn Weathington (Appraisal Consultant), Jennifer Cantrell (Appraisal Consultant), Joseph McPherson (Senior Appraiser), Joey Craig (Commercial Senior Appraiser), Meredith Germain (BOA Attorney), Alizia Stargell (Homestead Agent), and Tamika Gross (Recording Secretary, virtual).

Chair Robert Foran raised the motion for the approval of the previous BOA minutes of February 5, 2025. Rita Fasina-Thomas made the motion to approve the minutes. Herschel Clark seconded the motion. Motion carried unanimously.

#### **Personal Property Digest Changes**

Alizia Stargell presented the 2024-2022 Homestead Approvals. Rita Fasina-Thomas made the motion to approve the 2024-2022 Homestead Approvals. Herschel Clark seconded the motion. Motion carried unanimously.

– 2024 – 2022 Homestead Approvals

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Alizia Stargell left the meeting at 9:07a.m.

Eugene Roberts presented the 2024 Personal Property Digest Changes. Herschel Clark made the motion to approve the 2024 Personal Property Digest Changes. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

– 2024 Personal Property Digest Changes

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#### **Real Property Digest Changes**

Adrean Larcheveaux recommends approval of request for non-disclosure status for a law enforcement officer per Georgia Code, 50-18-78 of two parcels for tax year 2024 and going forward. Herschel Clark made the motion to approve the request for non-disclosure status. Kella Nelson seconded the motion. Motion carried unanimously.

Adrean Larcheveaux recommends denial of request for non-disclosure status per Georgia Code, 50-18-72 of one parcel for tax year 2024, due to non-qualifying status. Rita Fasina-Thomas made the motion to approve the denial of request for non-disclosure status. Herschel Clark seconded the motion. Motion carried unanimously.

Adrean Larcheveaux presented the 2024- 2022 Real Property Administrative Changes. Rita Fasina-Thomas made the motion to approve the 2024-2022 Real Property Administrative Changes. Kella Nelson seconded the motion. Motion carried unanimously.

– 2024 – 2022 Real Property Administrative Changes

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Joseph McPherson presented 2025 Exempt Property. Herschel Clark made the motion to approve the recommendation for approval for the 2025 Exempt Property. Kella Nelson seconded the motion. Motion carried unanimously.

<b>2025 Exempt Property Recommendations</b>						
	Year	Parcel	Owner	Description	Use	Recommendation
1	2025	0077-025-0027	HOLY NICHOLEAN CATHOLIC CHURCH, INC	HSE/2.51 ACRES, EPHEUSUS CHURCH RD	RELIGIOUS	APPROVAL

Joseph McPherson presented the 2024 Residential Appeal Settlement Agreements. Herschel Clark made the motion to approve the 2024 Residential Appeal Settlement Agreements. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

– 2024 Residential Appeal Settlement Agreements

BOA 2024 Residential Appeal Settlement Agreement (2/20/2025)							
	Year	Parcel	Description	BOE Value	Agreed Upon Value	% Change	Result
1	2024	0155-015-0472	TWNHSE/LOT #D48 TRIBUTARY@NEW MANCHESTER PARC	\$247,500	\$230,000	-7.1%	Roof issues in the complex and Uniformity

Joseph McPherson presented the 2024 BOE Residential Results. Rita Fasina-Thomas made the motion to approve the 2024 BOE Residential Results. Kella Nelson seconded the motion. Motion carried unanimously.

– 2024 BOE Residential Results

<b>BOE RESULTS - FEBRUARY 11, 2025 RESIDENTIAL</b>								
#	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	0188-035-0032	HSE/LOT #45 GRANDE POINTE @ FAIRPLAY U-2	\$299,400	\$285,000	-4.8%	YES	REDUCED BASED ON SALES AND UNIFORMITY
2	2024	0131-025-0059	HSE/LOT #47, COWAN MILL ESTATES, UNIT III	\$136,400	\$136,400	0.0%	YES	NO CHANGE
3	2024	0079-015-0149	CONDO BLK 3 BLDG B THE HAVEN @ SLATER MILL	\$451,600	\$429,000	-5.0%	YES	REDUCED BASED ON SALES AND UNIFORMITY
4	2024	0849-182-0005	HSE/16.03 ACRES, CEDAR TERRACE ROAD	\$600,000	\$600,000	0.0%	YES	NO CHANGE
5	2024	0983-182-0007	HSE/5.081 ACRES, TRACT 1, HUCKLEBERRY LANE	\$794,600	\$794,600	0.0%	NO	NO CHANGE
6	2024	0218-025-0032	HSE/LOT #15, MOUNTAIN RIDGE S/D	\$197,000	\$197,000	0.0%	NO	NO CHANGE
7	2024	0013-015-0159	HSE/LOT #64, CREEKWOOD VILLAGE, U-2	\$315,000	\$292,200	-7.2%	YES	REDUCED BASED ON SALES AND CONDION
8	2024	0024-015-0146	HSE/LOT #23, CREEKWOOD VILLAGE S/D, UNIT 4	\$338,900	\$338,900	0.0%	NO	NO CHANGE
9	2024	0024-015-0154	HSE/LOT #2, CREEKWOOD VILLAGE S/D, U-5	\$380,100	\$380,100	0.0%	NO	NO CHANGE
10	2024	0024-015-0199	HSE/LOT #47, CREEKWOOD VILLAGE S/D, UNIT 5	\$431,300	\$431,300	0.0%	NO	NO CHANGE
11	2024	0024-015-0233	HSE/LOT #30, CREEKWOOD VILLAGE, UNIT 6	\$319,600	\$319,600	0.0%	NO	NO CHANGE
12	2024	0063-025-0175	HSE/LOT #61, IVY GREEN S/D	\$326,400	\$326,400	0.0%	NO	NO CHANGE
13	2024	0078-015-0135	HSE/LOT #10B, SLATER MILL PLANTATION S/D U-3	\$444,900	\$444,900	0.0%	NO	NO CHANGE
14	2024	0084-015-0181	HSE/LOT #86, VILLAGES @ BRKMONT, POE E, U-1	\$353,800	\$353,800	0.0%	NO	NO CHANGE
15	2024	0106-015-0062	HSE/LOT # 77, CHESTNUT HILLS, PH	\$408,200	\$408,200	0.0%	NO	NO CHANGE
16	2024	0106-015-0069	HSE/LOT # 70, CHESTNUT HILLS	\$401,200	\$401,200	0.0%	NO	NO CHANGE
17	2024	0106-015-0122	HSE/LOT #42 CHESTNUT HILLS PH 2	\$315,900	\$315,900	0.0%	NO	NO CHANGE
18	2024	0232-025-0036	HSE/LOT #75, GOVERNOR'S RIDGE S/D	\$277,200	\$277,200	0.0%	NO	NO CHANGE
19	2024	0176-015-0143	HSE/LOT #176 TRIBUTARY@NEW MANCHESTER	\$482,900	\$482,900	0.0%	NO	NO CHANGE
20	2024	0176-015-0130	HSE/LOT #160 TRIBUTARY@NEW MANCHESTER	\$564,500	\$564,500	0.0%	NO	NO CHANGE
21	2024	0110-015-0016	HSE/LOT #13, BEAVER ESTATES S/D, UNIT 2	\$220,000	\$220,000	0.0%	NO	NO CHANGE
22	2024	0176-015-0042	HSE/LOT #251 TRIBUTARY@NEW MANCHESTER PARCEL	\$398,800	\$398,800	0.0%	NO	NO CHANGE
23	2024	0150-015-0118	HSE/LOT #102, MOUNT VERNON POINT S/D, U-2	\$391,000	\$391,000	0.0%	NO	NO CHANGE
24	2024	0106-015-0126	HSE/LOT #46 CHESTNUT HILLS PH 2	\$364,300	\$364,300	0.0%	NO	NO CHANGE
25	2024	0176-015-0143	HSE/LOT #176 TRIBUTARY@NEW MANCHESTER	\$579,800	\$579,800	0.0%	YES	NO CHANGE
26	2024	0110-015-0019	HSE/LOT #16, BEAVER ESTATES, UNIT 2	\$239,100	\$239,100	0.0%	YES	NO CHANGE
27	2024	0433-182-0006	HSE/LOT, MARK TURNER ROAD	\$190,100	\$190,100	0.0%	YES	NO CHANGE
28	2024	0433-182-0006A	HSE ONLY, MARK TURNER RD	\$77,700	\$77,700	0.0%	YES	NO CHANGE
29	2024	0640-013-0023	%/LOT #15, DANIELL SPRINGS S/D	\$177,900	\$177,900	0.0%	NO	NO CHANGE
30	2024	0150-015-0051	HSE/LOT #47, GREYTHORNE S/D, UNIT 2	\$400,700	\$400,700	0.0%	YES	NO CHANGE
31	2024	0046-035-0017	V/10.00 ACRES, CANTRELL RD	\$112,400	\$112,400	0.0%	YES	NO CHANGE

– 2024 BOE Residential Results Continued

<b>BOE RESULTS FEBRUARY 18, 2025 RESIDENTIAL</b>								
#	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	0045-015-0185	HSE/LOT #37, CHAPEL HILLS S/D, UNIT 1, SECT 2	\$418,200	\$418,200	0.0%	NO	NO CHANGE
2	2024	0060-015-0016	HSE/PART OF LOT #4, STRATFORD S/D	\$844,400	\$844,400	0.0%	NO	NO CHANGE
3	2024	0084-015-0197	HSE/LOT #124, VILLAGES @ BROOKMONT, POD E, U	\$451,500	\$451,500	0.0%	NO	NO CHANGE
4	2024	0085-015-0203	HSE/LOT #53 VILLAGES @ BROOKMONT POD D U-2	\$263,300	\$263,300	0.0%	NO	NO CHANGE
5	2024	0103-025-0063	HSE/LOT #48, THE FALLS @ MASON CREEK U-6	\$438,900	\$438,900	0.0%	NO	NO CHANGE
6	2024	0105-015-0024	MH/LOTS #1 & #2, BLAIR HEIGHTS S/D	\$151,000	\$40,182	-73.4%	YES	ADJUSTED TO PRIOR YEAR'S MH VALUE, OVERRIDE REMOVED
7	2024	0115-025-0103	HSE/0.87 AC, LOT #38, CREEKVIEW @ WEST LAKES	\$204,800	\$204,800	0.0%	NO	NO CHANGE
8	2024	0157-025-0024	HSE/LOT #35, WESTBROOK S/D, U-1	\$318,500	\$318,500	0.0%	NO	NO CHANGE
9	2024	0192-025-0115	HSE/LOT #28, ROSEWOOD S/D	\$345,200	\$345,200	0.0%	NO	NO CHANGE
10	2024	0192-025-0139	HSE/LOT #52, ROSEWOOD S/D	\$410,000	\$410,000	0.0%	NO	NO CHANGE
11	2024	0546-182-0064	HSE/LOT #13 BEARDEN CROSSING	\$351,200	\$351,200	0.0%	NO	NO CHANGE
12	2024	0546-182-0067	HSE/LOT #16 BEARDEN CROSSING	\$372,900	\$372,900	0.0%	NO	NO CHANGE
13	2024	0637-013-0114	HSE/LOT #194 GATEWAY VILLAGE U2 PH1	\$360,700	\$360,700	0.0%	NO	NO CHANGE
14	2024	0641-013-0030	HSE/LOT #13 DANIEL SPRINGS S/D	\$453,200	\$453,200	0.0%	NO	NO CHANGE
15	2024	0757-182-0009	HSE/LOT #62, GLEN @ KENSINGTON S/D	\$382,800	\$382,800	0.0%	NO	NO CHANGE
16	2024	0757-182-0010	HSE/LOT #63, GLEN @ KENSINGTON S/D	\$356,700	\$356,700	0.0%	NO	NO CHANGE
17	2024	0757-182-0023	HSE/LOT #156, GLEN @ KENSINGTON S/D	\$372,500	\$372,500	0.0%	NO	NO CHANGE
18	2024	0757-182-0028	HSE/LOT #165, GLEN @ KENSINGTON S/D	\$381,200	\$381,200	0.0%	NO	NO CHANGE
19	2024	0084-015-0146	HSE/LOT #51, VILLAGES @ BROOKMONT, POD E, U-1	\$430,800	\$430,800	0.0%	NO	NO CHANGE
20	2024	0084-015-0175	HSE/LOT #80, VILLAGES @ BROOKMONT, POD E, U-	\$389,400	\$389,400	0.0%	YES	NO CHANGE
21	2024	0084-015-0235	HSE/LOT #98 VILLAGES @ BROOKMONT POD E U-2	\$349,000	\$331,500	-5.0%	YES	REDUCED BASED ON SALES
22	2024	0085-015-0056	HSE/LOT #66 THE VILLAGES @ BROOKMONT POD D U	\$229,000	\$229,000	0.0%	YES	NO CHANGE
23	2024	0085-015-0120	HSE/LOT #18, THE VILLAGES AT BROOKMONT, POD C	\$415,300	\$415,300	0.0%	NO	NO CHANGE
24	2024	0104-015-0082	HSE/LOT #7, CARMEL CHASE S/D, U-1	\$253,800	\$253,800	0.0%	NO	NO CHANGE
25	2024	0133-015-0106	HSE/LOT #25, OAK RIDGE S/D	\$182,600	\$182,600	0.0%	NO	NO CHANGE
26	2024	0147-015-0006	HSE/LOT #39, RIVERVIEW ESTATES S/D	\$164,800	\$164,800	0.0%	NO	NO CHANGE
27	2024	0149-015-0045	HSE/LOT #88, GREYTHORNE S/D, U-4, PH 1	\$388,600	\$357,600	-8.0%	YES	REDUCED ON UNIFORMITY
28	2024	0017-015-8072	V/LOT #34, LINCOLN HEIGHTS S/D	\$30,000	\$15,000	-50.0%	YES	REDUCED FOR UNIFORMITY, PRIOR YEAR VALUE \$5,000
29	2024	0018-015-A058	HSE/LOT, UPSHAW MILL ROAD	\$243,200	\$200,000	-17.8%	YES	REDUCED BASED ON CONDITION OF HOUSE / ADJACENT LOT
30	2024	0020-015-0083	HSE/LOT, COLQUITT STREET	\$111,600	\$111,600	0.0%	YES	NO CHANGE
31	2024	0021-015-A007	HSE/LOT, CAMPBELLTON ST @ WOOD VALLEY RD	\$132,900	\$132,900	0.0%	YES	NO CHANGE
32	2024	0022-015-A032	HSE/LOT #5, COUNTRY CLUB ESTATES	\$347,000	\$347,000	0.0%	YES	NO CHANGE
33	2024	0023-015-0084	HSE/LOT #8, COUNTRY CLUB ESTATES S/D, UNIT 2	\$414,800	\$394,000	-5.0%	YES	REDUCED BASED ON SALES
34	2024	0024-025-0037	HSE/2.246 AC LOT #31 OVERLOOK @ RIVER POINTE	\$513,600	\$513,600	0.0%	YES	NO CHANGE
35	2024	0024-025-0050	HSE/3.198 , LOT #43, OVERLOOK @ RIVER POINTE, UNIT 3	\$632,000	\$632,000	0.0%	YES	NO CHANGE
36	2024	0026-015-0202	HSE/LOT #78 LAKES @ STEWARTS MILL PH 3	\$433,900	\$433,900	0.0%	YES	NO CHANGE
37	2024	0044-015-0175	HSE/LOT #49, ROSEDALE PARK S/D	\$445,500	\$445,500	0.0%	NO	NO CHANGE
38	2024	0044-015-0208	HSE/LOT #17, ERICA S/D, UNIT 3	\$433,400	\$433,400	0.0%	YES	NO CHANGE
39	2024	0106-015-0038	HSE/LOT # 97, CHESTNUT HILLS, PH	\$377,800	\$377,800	0.0%	YES	NO CHANGE

## Commercial Property Digest Changes

Joey Craig presented the 2024 Commercial Hearing Officer Appeal Agreement & 2024 Commercial BOE Appeal Results. Herschel Clark made the motion to approve the Hearing Officer Appeal Agreement and BOE Appeal Results. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

### — 2024 Commercial Hearing Officer Appeal Agreement

<b>2024 Hearing Officer Agreement Commercial</b>								
	Year	Parcel	Description	BOA Value	Agreed Upon Value	% Change	Show?	Result
1	2024	0049-015-0012	BLDG/1.77 ACRES, HOSPITAL DRIVE	\$2,534,400	\$2,534,400	0.0%	NO	NO CHANGE

### — 2024 Commercial BOE Appeal Results

<b>BOE RESULTS FEBRUARY 11, 2025 COMMERCIAL</b>								
	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	0146-025-0009	V/4.31 ACRES, FLORENCE CIRCLE	\$194,000	\$194,000	0.0%	NO	NO CHANGE
2	2024	0192-025-0065	HSE/BLDG/10.204 ACRES, WEST BROAD STREET	\$256,900	\$256,900	0.0%	YES	NO CHANGE

## CUVA Statutes

Lynn Weathington presented the continuation of the CUVA Releases. Rita Fasina-Thomas made the motion to approve the CUVA releases. Kella Nelson seconded the motion. Motion carried unanimously.

<b>RELEASE OF CUVA APPLICATION(S)</b>						
#	PARCEL #	OWNERSHIP	YR	DB/PG	LEGAL	DISCUSSION
1	00740350001	ANDERSON, MEREDITH	2014	3334/233-234	HSE/32.874 ACS, GA HWY #5	BOA RELEASE AND TERMINATION
2	01450350008	CONORT, JACQUELINE	2010	2857/1031-1032	HSE/41.76 ACS PART TR#2, HURRICANE CREEK FARM	RELEASE SIGNED
3	01450350009	CONORT, JACQUELINE	2014	3221/502-503	HSE/41.76 ACS, PART TR#2, HURRICANE CREEK FARM	RELEASE SIGNED
4	00450350005	DANIELL, RAMONA	2003	1756/316	V/20.00 ACS, GA HWY 166	BOA RELEASE AND TERMINATION
5	00450350005	DANIELL, RAMONA	2014	3252/1026-1027	V/20.00 ACS, GA HWY 166	BOA RELEASE AND TERMINATION (NEW TERM)
6	00450350005	DANIELL, GREGORY AND LISA	2014	3252/1028-1029	V/20.00 ACS, GA HWY 166	RELEASE SIGNED (CONT)
7	01090350026	DANIELL, JAMES E	2004	2027/100	BARN/18.352 ACS, HWY 166	BOA RELEASE AND TERMINATION
8	01090350035	DANIELL, I.O. ESTATE	2005	2200/1001	V/50.253 ACS, HWY 166	BOA RELEASE AND TERMINATION
9	01090350050	DANIELL, I.O. ESTATE	2006	2394/127	V/25.876 ACS, HWY 166	BOA RELEASE AND TERMINATION (CONT 2200-1001)
10	01090350035	DANIELL, WINDY	2009	2793/246-247	V/19.82 ACS, HWY 166 & POST RD	BOA RELEASE AND TERMINATION (CONT 2200-1001)
11	01090350050	DANIELL, JAMES E	2010	2849/499-500	V/24.489 ACS, HWY 166	BOA RELEASE AND TERMINATION (CONT 2200-1001)
12	01090350050	DANIELL, JAMES E ESTATE	2012	3032/513-514	V/24.489 ACS, HWY 166	BOA RELEASE AND TERMINATION (CONT EXECUTOR)
13	01090350050	DANIELL, GREGORY AND MCKINLEY, SHERRY	2014	3206/247-248	V28.532 ACS, HWY 166	RELEASE SIGNED
14	01150350004	DANIELL, JAMES E	2003	1756/323	HSE/47.32 ACS, HWY 166	BOA RELEASE AND TERMINATION
15	01150350004	DANIELL, JAMES E	2006	2394/128	HSE/44.37 ACS, HWY 166	BOA RELEASE AND TERMINATION (CONT 1756-323)
16	00140350001	RICHARDS, LAURA	2014	3226/657-659	V/503.40 ACS, HWY 166	RELEASE SIGNED
17	00920250005	ROWLAND, MARY ANN	2004	2027/102	2HSES/21.00 ACS, HWY 5	BOA RELEASE AND TERMINATION
18	00920250005	ROWLAND, MARY ANN	2012	3073/671-673	2HSES/21.00 ACS, HWY 5	BOA RELEASE AND TERMINATION (CONT 2027-102)
19	00920250005	ROWLAND, MARY ANN	2014	3207/366-368	2HSES/21.00 ACS, HWY 5	BOA RELEASE AND TERMINATION (RENEWAL)
20	01880250020	YEAH FAMILY FARM, LLC	2014	3235/628-631	HSE/20.00 ACS, OFF FAVORS DR	BOA RELEASE AND TERMINATION

### CHIEF APPRAISER COMMENTS

Steve Balfour gave updates on the following:

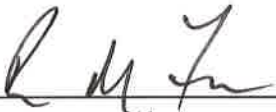
- Tyler Technologies HB 581 changes-Budget amount approval by BOC 2-18-25
- Neighborhood Revaluation & Sales Validations
- Projected Assessment Notices mail date. -May 30,2025
- CAVEAT-2025
- Staffing changes.

Adrean Larcheveaux presented the **Updated Sales Ratio** for tax year 2025 (See Exhibit "A"). As of February 19, 2025, the Sales Ratio shows a slight improvement.

Chair Robert Foran raised the motion to go into the Executive Session at 9:47a.m. regarding litigation. The motion was made by Rita Fasina-Thomas and seconded by Kella Nelson. Motion carried unanimously.

The Executive Session ended at 10:07a.m.

The BOA agreed to meet next, on Wednesday, March 5, at 9:00a.m. Rita Fasina-Thomas made a motion to adjourn the meeting. Kella Nelson seconded the motion. The motion was carried unanimously, and the meeting ended at 10:08a.m.



Robert Foran (Chairperson)

Rita Fasina-Thomas (Vice Chairperson)



Herschel Clark (Member)



Kella Nelson (Member)



Adrean Larcheveaux (Board of Secretary)

Sworn to and subscribed before me this 4th day of March, 2025.

Tamika Gross, Recording Secretary

My commission expires:

Tamika Gross  
NOTARY PUBLIC  
Douglas County, GEORGIA  
My Commission Expires 10/03/2026

