

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

Appraisal Department Board Room
Douglas County Annex Bldg. – 2nd 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

Pages 6 – 8

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

Page 5

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

Pages 9 – 14

– 2024 BOE Residential Results Continued

BOE RESULTS FEBRUARY 18, 2025 RESIDENTIAL								
#	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-B072	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

CHIEF APPRAISER COMMENTS

Steve Balfour gave updates on the following:

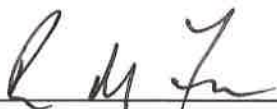
- Tyler Technologies HB 581 changes-Budget amount approval by BOC 2-18-25
- Neighborhood Revaluation & Sales Validations
- Projected Assessment Notices mail date. -May 30,2025
- CAVEAT-2025
- Staffing changes.

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.

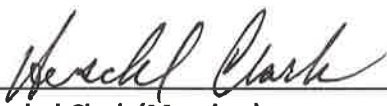
The Executive Session ended at 10:07a.m.

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



DOUGLAS COUNTY BOARD OF ASSESSORS
APPRAISAL DEPARTMENT

Location:
6200 Fairburn Road
Douglasville, Georgia 30134

Mailing Address:
8700 Hospital Drive
Douglasville, Georgia 30134

Telephone: 770.920.7228

TO: Douglas County Board of Assessors
FROM: Appraisal Department
DATE: February 20, 2025
RE: Digest Changes

Below are changes recommended for approval:

Personal Property Digest Changes

– 2024 Personal Property Digest Changes

Page 5

– 2024 – 2022 Homestead Approvals

Pages 6 – 8

Real Property Digest Changes

*Recommend 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.

*Recommend 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.

– 2024 – 2022 Real Property Administrative Changes

Pages 9 – 14

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

Website: DouglasCountyGA.gov


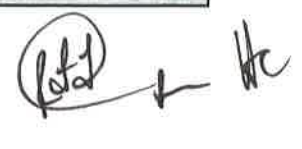
Persons with hearing or speech disabilities who need to contact Douglas County may place their call through the Georgia Relay Center at (800) 255-0056 (Text Telephone) or (800) 255-0135 (Voice Telephone).

– 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

– 2024 BOE Residential Results

BOE RESULTS - FEBRUARY 11, 2025 RESIDENTIAL								
#	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 #108, 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, POD 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

BOE RESULTS FEBRUARY 18, 2025 RESIDENTIAL								
#	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, WESTBROOKS/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-B072	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

[Handwritten signatures and initials]

Commercial Property Digest Changes

– 2024 Commercial Hearing Officer Appeal Agreement

2024 Hearing Officer Agreement Commercial								
	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

BOE RESULTS FEBRUARY 11, 2025 COMMERCIAL								
	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 Statuses

RELEASE OF CUVA APPLICATION(S)						
#	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	V/28.532 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

BOARD OF TAX ASSESSORS MEETING OF
20 February , 2025

HT536GA

AD Administrative Agenda

Personal Properties

PARCEL ID YEAR PROPERTY TYPE	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
3 P97359 2024 BUSNES	IN2H20, LLC Not on Digest MOVED FROM PAULDING CTY IN 2023	0 46,448 46,448

Handwritten signatures and initials at the bottom right of the page.

BOARD OF TAX ASSESSORS MEETING OF

HT536GA

20 February , 2025

EA Exemption Approved

Residential Properties

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1	01550150526 2024	ALLEN, ANTHONY J. Exemption Approved VET APPROVED DEC OF 2012	524,600 524,600 0
2	00130150188 2024	MCCULLER, HERMAN & KAREN Exemption Approved VET APPROVED AUG OF 2023	268,400 268,400 0
3	01040150036 2024	RUTHERFORD, KIMBERLY & JAMES C., II Exemption Approved CORRECTED BASE VALUE	367,000 367,000 0
4	01230150213 2024	MARSHALL, LUIS & CAROL Exemption Approved VET APPROVED APRIL OF 2022	401,000 401,000 0
5	01550150306 2024	BROWN, DIYONE Exemption Approved VET APPROVED DEC OF 2012	474,500 474,500 0



BOARD OF TAX ASSESSORS MEETING OF

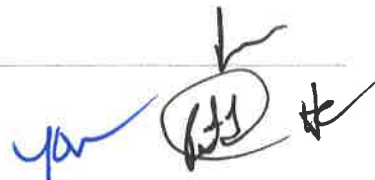
HT536GA

20 February , 2025

EA Exemption Approved

Residential Properties

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1	01040150036 2023	RUTHERFORD, KIMBERLY & JAMES C., II Exemption Approved CORRECTED BASE VALUE	367,000 367,000 0
2	01230150213 2023	MARSHALL, LUIS & CAROL Exemption Approved VET APPROVED APRIL OF 2022	401,000 401,000 0
3	01550150306 2023	BROWN, DIYONE Exemption Approved VET APPROVED DEC OF 2012	465,000 465,000 0
4	01550150526 2023	ALLEN, ANTHONY J. Exemption Approved VET APPROVED DEC OF 2012	102,000 102,000 0

Handwritten signature and initials in blue ink, including a circled 'HS' and a checkmark.

BOARD OF TAX ASSESSORS MEETING OF

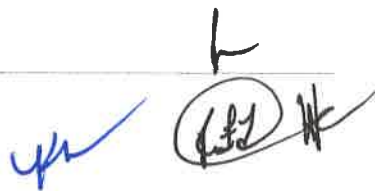
HT536GA

20 February , 2025

EA Exemption Approved

Residential Properties

	PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1	01040150036 2022	RUTHERFORD KIMBERLY & JAMES C. II Exemption Approved CORRECTED BASE VALUE	311,300 311,300 0
2	01550150306 2022	BROWN DIYONE Exemption Approved VET APPROVED DEC OF 2012	394,300 394,300 0
3	01550150526 2022	ALLEN ANTHONY J. Exemption Approved VET APPROVED DEC OF 2012	302,700 302,700 0



BOARD OF TAX ASSESSORS MEETING OF
20 February , 2025

HT536GA

AD Administrative Agenda

Exempt Properties

PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1 08601820001 2024	POPLAR SPRINGS BAPTIST CHURCH OF LITHIA Adj land for split/consolidation AY21 MISSED SPLIT	820,200 16,100 -804,100
2 08601820006 2024	DOUGLAS COUNTY GA Adj land for split/consolidation AY21 MISSED SPLIT	0 904,700 904,700

L
ka (LH) Hc

BOARD OF TAX ASSESSORS MEETING OF
20 February , 2025

HT536GA

AD Administrative Agenda

Residential Properties

PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
4 00560150116 2024	GRIFFIN, JAMIE & CLARK, TIMOTHY Ownership Correction AY22 MISSED SALE	356,800 356,800 0
5 03211820025 2024	JAMES, DAVID D. Adj for condition/obsolescence ADJUSTED VALUE DUE TO CONDITION ISSUES	175,400 136,100 -39,300

h
ll
jk

BOARD OF TAX ASSESSORS MEETING OF

HT536GA

20 February , 2025

AD Administrative Agenda

Exempt Properties

PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1 08601820001 2023	POPLAR SPRINGS BAPTIST CHURCH OF LITHIA Adj land for split/consolidation AY21 MISSED SPLIT	820,200 16,100 -804,100
2 08601820006 2023	DOUGLAS COUNTY GA Adj land for split/consolidation AY21 MISSED SPLIT	0 904,700 904,700

h
(611)
46
H

BOARD OF TAX ASSESSORS MEETING OF
20 February , 2025

HT536GA

AD Administrative Agenda

Residential Properties

PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
3 00560150116 2023	GRIFFIN, JAMIE & CLARK, TIMOTHY Ownership Correction AY22 MISSED SALE	448,600 448,600 0

Handwritten signature and initials in blue ink, located in the bottom right corner of the page.

BOARD OF TAX ASSESSORS MEETING OF
20 February , 2025

HT536GA

AD Administrative Agenda

Exempt Properties

PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
1 08601820001 2022	POPLAR SPRINGS BAPTIST CHURCH OF LITHIA Adj land for split/consolidation AY21 MISSED SPLIT	820,200 16,000 -804,200
2 08601820006 2022	DOUGLAS COUNTY GA Adj land for split/consolidation AY21 MISSED SPLIT	0 835,200 835,200



BOARD OF TAX ASSESSORS MEETING OF
20 February , 2025

HT536GA

AD Administrative Agenda

Residential Properties

PARCEL ID YEAR	OWNER NAME REASON NOTES	PREVIOUS CURRENT CHANGE
3 00270150217 2022	OPENDOOR PROPERTY C, LLC Ownership Correction DB392/1040 CORRECTS TITLE ISSUES	133,300 133,300 0
4 00560150116 2022	GRIFFIN, JAMIE & CLARK, TIMOTHY Ownership Correction AY22 MISSED SALE	345,400 345,400 0

Handwritten signature and initials