

**AGENDA**  
**BOARD OF ASSESSORS**  
**January 23, 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 Minutes
- Personal Property Digest Changes
- Real Property Digest Changes
- Commercial Property Digest Changes
- CUVA Statuses

**UNFINISHED BUSINESS**

**CHIEF APPRAISER COMMENTS**

- Beginning Sales Ratios for Tax Year 2025
- Cost Tables
- Assessment Notices Timelines
- Staff Updates

**CITIZENS' BUSINESS**

**EXECUTIVE SESSION**



# Douglas County Board of Assessors

January 23, 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), Meredith Germain (BOA Attorney), Alizia Stargell (Homestead Agent), and Tamika Gross (Recording Secretary, virtual).

Chair Robert Foran called the meeting to order at 9:02a.m. and raised the motion for the approval of the previous BOA minutes of January 8<sup>th</sup>, 2025. Herschel Clark made the motion to approve the minutes. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

### **PERSONAL PROPERTY DIGEST CHANGES**

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

– 2024 Personal Property Administrative Changes

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Eugene Roberts presented the 2024 Car Appeals. Herschel Clark made the motion to approve the 2024 Car Appeals. Rita Fasina-Thomas seconded the motion. Motion carried unanimously for the following:

– 2024 Car Appeals

CAR APPEALS FOR BOA AGENDA 01/23/2025								
#	TAX YEAR	OWNER	VIN #	VEHICLE DESCRIPTION	ORIG VALUE	BOA VALUE	%	RESULTS
1	2024	BRENDA BOYZO	3MZBPABM4PM356109	2023 MAZDA 3	\$20,150	\$15,000	-26%	Rebuilt Title Mileage Adjust
2	2024	JOEY HAYES	3GCUKSEC3FG333758	2015 CHEVY 1500	\$24,000	\$21,550	-10%	NADA And Mileage Adjustment
3	2024	CHRIS McDONALD	5TELU42NX5Z053362	2005 TACOMA 4x4	\$9,225	\$5,950	-36%	NADA And Mileage Adjustment
4	2024	SEGUN ATIJOSAN	5TDZK3DC5BS116365	2011 TOYOTA SIENNA	\$8,000	\$5,600	-30%	NADA And Mileage Adjustment
5	2024	UCLARE RHOOMS	JT8BF28G1Y0249230	2000 LEXUS ES300	\$2,125	\$2,125	0%	NADA And Mileage Adjustment
6	2024	PHILLIP FLOWERS	1C6RR7LT1FS665778	2015 RAM 1500 SLT	\$19,075	\$10,000	-48%	Rebuilt Title Mileage Adjust

Eugene Roberts presented the 2024 BOE Personal Property Results. Rita Fasina-Thomas made the motion to approve the 2024 BOE Personal Property Results. Herschel Clark seconded the motion. Motion carried unanimously for the following:

– 2024 BOE Personal Property Results

#	BOE January 14, 2024 RESIDENTIAL							
	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	P71462	PUBLIX SUPER MARKET, INC #145	\$2,803,344	\$2,803,344	0.0%	YES	NO CHANGE
2	2024	P59295	PUBLIX SUPER MARKET INC # 730	\$2,681,627	\$2,681,627	0.0%	YES	NO CHANGE
3	2024	P75810	PUBLIX SUPER MARKET INC #1139	\$3,960,641	\$3,960,641	0.0%	YES	NO CHANGE
4	2024	P17990	PUBLIX SUPER MARKETS, INC. # 485	\$2,905,969	\$2,905,969	0.0%	YES	NO CHANGE

Alizia Stargell presented the 2024-2023 Homestead Approvals. Rita Fasina-Thomas made the motion to approve the 2024-2023 Homestead Approvals. Herschel Clark seconded the motion. Motion carried unanimously.

– 2024 – 2023 Homestead Approvals

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Alizia Stargell left the meeting at 9:10a.m.

## REAL PROPERTY DIGEST CHANGES

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

– 2024 Real Property Administrative Changes

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Adrean Larcheveaux presented the 2024 Residential Appeal BOE & Settlement Agreements. 11 out of the 52 parcels are improved lot values only, with no change. Rita Fasina-Thomas made the motion to approve the 2024 Residential Appeal BOE & Settlement Agreements. Herschel Clark seconded the motion. Motion carried unanimously for the following:

– 2024 Residential Appeal BOE & Settlement Agreements

BOA January 23, 2025 Residential Appeal BOE & Settlement Agreements							
#	Year	Parcel	Description	BOA Value	Agreed Upon Value	% Change	Result
1	2024	0224-025-0023	HSE/LOT #3, ASHTON PLACE S/D, U-1	\$111,900	\$111,800	-0.1%	Slight reduction, (prior year value \$95,400)
2	2024	0049-015-A048	TWNHSE/LOT #8, THE MEADOWS AT STONEBRIDGE	\$77,100	\$77,000	-0.1%	Slight reduction, (prior year value \$71,500)
3	2024	0077-015-0266	%HSE/LOT #56, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
4	2024	0085-015-0306	%/LOT #27, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
5	2024	0085-015-0307	%/LOT #28, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
6	2024	0085-015-0308	%/LOT #29, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
7	2024	0085-015-0310	%/LOT #31, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
8	2024	0085-015-0326	%/LOT #47, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
9	2024	0085-015-0327	%/LOT #48, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
10	2024	0085-015-0328	%/LOT #49, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
11	2024	0085-015-0329	%/LOT #50, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
12	2024	0085-015-0331	%/LOT #52, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
13	2024	0085-015-0333	%/LOT #54, THE VILLAGES AT BROOKMONT, POD F2B	\$30,000	\$30,000	0.0%	Improved Lot value only, no change
14	2024	0077-015-0262	V/LOT #1, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
15	2024	0077-015-0263	V/LOT #2, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
16	2024	0077-015-0264	V/LOT #3, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
17	2024	0077-015-0265	V/LOT #4, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
18	2024	0085-015-0284	V/LOT #5, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
19	2024	0085-015-0285	V/LOT #6, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
20	2024	0085-015-0286	V/LOT #7, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
21	2024	0085-015-0287	V/LOT #8, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
22	2024	0085-015-0288	V/LOT #9, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
23	2024	0085-015-0289	V/LOT #10, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
24	2024	0085-015-0290	V/LOT #11, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
25	2024	0085-015-0291	V/LOT #12, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
26	2024	0085-015-0292	V/LOT #13, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
27	2024	0085-015-0293	V/LOT #14, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
28	2024	0085-015-0294	V/LOT #15, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
29	2024	0085-015-0295	V/LOT #16, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
30	2024	0085-015-0296	V/LOT #17, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
31	2024	0085-015-0297	V/LOT #18, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
32	2024	0085-015-0298	V/LOT #19, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
33	2024	0085-015-0299	V/LOT #20, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
34	2024	0085-015-0300	V/LOT #21, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
35	2024	0085-015-0301	V/LOT #22, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
36	2024	0085-015-0302	V/LOT #23, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
37	2024	0085-015-0303	V/LOT #24, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
38	2024	0085-015-0304	V/LOT #25, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
39	2024	0085-015-0305	V/LOT #26, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
40	2024	0085-015-0312	V/LOT #33, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
41	2024	0085-015-0313	V/LOT #34, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
42	2024	0085-015-0314	V/LOT #35, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
43	2024	0085-015-0315	V/LOT #36, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
44	2024	0085-015-0316	V/LOT #37, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
45	2024	0085-015-0317	V/LOT #38, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
46	2024	0085-015-0318	V/LOT #39, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
47	2024	0085-015-0319	V/LOT #40, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
48	2024	0085-015-0320	V/LOT #41, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
49	2024	0085-015-0321	V/LOT #42, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
50	2024	0085-015-0322	V/LOT #43, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
51	2024	0085-015-0323	V/LOT #44, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values
52	2024	0085-015-0324	V/LOT #45, THE VILLAGES AT BROOKMONT, POD F2B	\$34,200	\$23,500	-31.3%	Vacant lot values

Adrean Larcheveaux presented the 2024 BOE Residential Results. Herschel Clark made the motion to approve the 2024 BOE Residential Results. Rita Fasina-Thomas seconded the motion. Motion carried unanimously for the following:

– 2024 BOE Residential Results

#	BOE January 7, 2024 RESIDENTIAL							
	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	01130350026	HSE/LOT 1.18ACRE, WEST BANKS MILL ROAD	\$156,200	\$156,200	0.0%	NO	NO CHANGE
2	2024	01180350001	MH/14.99 ACRES, POST ROAD	\$273,700	\$273,700	0.0%	NO	NO CHANGE
3	2024	01190350007	HSE/5.85 ACRES, POST ROAD	\$662,000	\$662,000	0.0%	NO	NO CHANGE
4	2024	01230150277	HSE/LOT #39, FERNCREST @ ANNEEWAKEE TRAILS	\$349,100	\$349,100	0.0%	NO	NO CHANGE
5	2024	01230150329	HSE/LOT #91, FERNCREST @ ANNEEWAKEE TRAILS	\$266,700	\$266,700	0.0%	YES	NO CHANGE
6	2024	01360150075	HSE/LOT #52 HARRISON MILL S/D	\$366,600	\$366,600	0.0%	NO	NO CHANGE
7	2024	01370150072	V/2.04 ACRES+/-, GA HWY 92 & 166	\$44,800	\$44,800	0.0%	NO	NO CHANGE
8	2024	01380150105	HSE/LOT #4 RISING FAWN @ ANNEEWAKEE TRAILS	\$372,200	\$355,000	-4.6%	YES	ADJUSTED FOR UNIFORMITY
9	2024	01400150008	HSE/1.54AC, GA HWY 92 & 166, TR. 1	\$605,300	\$605,300	0.0%	NO	NO CHANGE
10	2024	01540150009	HOUSE/LOT #388 TRIBUTARY @ NEW MANCHESTER PAR	\$639,800	\$639,800	0.0%	NO	NO CHANGE
11	2024	01550150068	HSE/LOT #19 TRIBUTARY @ NEW MANCHESTER PARCE	\$556,600	\$520,000	-6.6%	YES	ADJUSTED FOR UNIFORMITY
12	2024	01550150133	HSE/LOT #154 TRIBUTARY @ NEW MANCHESTER PARC	\$352,800	\$352,800	0.0%	NO	NO CHANGE
13	2024	01550150161	HSE/LOT #180 TRIBUTARY @ NEW MANCHESTER PARC	\$321,600	\$321,600	0.0%	NO	NO CHANGE
14	2024	01550150175	HSE/LOT #194 TRIBUTARY @ NEW MANCHESTER PAR	\$312,700	\$312,700	0.0%	NO	NO CHANGE
15	2024	01550150185	HSE/LOT #148 TRIBUTARY @ NEW MANCHESTER PAR	\$360,800	\$360,800	0.0%	NO	NO CHANGE
16	2024	01550150238	OT #218 TRIBUTARY@NEW MANCHESTER PARCEL B, SECTION 1	\$502,200	\$502,200	0.0%	NO	NO CHANGE
17	2024	01550350007	HSE/10.272 ACRES, LOTS #2&#3 SHELL FORRES	\$691,100	\$691,100	0.0%	YES	NO CHANGE

– 2024 BOE Residential Results Continued

#	BOE January 14, 2024 RESIDENTIAL							
	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	02121820006	HSE/5.00 ACRES, NORTH SWEETWATER ROAD	\$202,100	\$202,100	0.0%	NO	NO CHANGE
2	2024	02491820024	HSE/LOTS #1 & #2, ROY STRICKLAND S/D	\$345,400	\$345,400	0.0%	NO	NO CHANGE
3	2024	03531820005	HSE/9.727 ACRES, CODY LANE	\$408,400	\$408,400	0.0%	NO	NO CHANGE
4	2024	03661820001	HSE/LOT, BOYD STREET	\$129,900	\$129,900	0.0%	YES	NO CHANGE
5	2024	03661820003	V/LOT, MAXWELL DRIVE	\$30,600	\$30,600	0.0%	YES	NO CHANGE
6	2024	03671820004	HSE(NV)/LOT, OFF BOYD STREET	\$14,000	\$14,000	0.0%	YES	NO CHANGE
7	2024	04331820006	HSE/LOT, MARK TURNER ROAD	\$190,100	\$190,100	0.0%	NO	NO CHANGE
8	2024	04331820006A	HSE ONLY, MARK TURNER RD	\$77,000	\$77,000	0.0%	NO	NO CHANGE
9	2024	06231820007	HSE/2.39 ACRES, SOUTH SWEETWATER ROAD	\$284,800	\$284,800	0.0%	NO	NO CHANGE
10	2024	06381820014	HSE/LOT, BURNT HICKORY ROAD	\$88,100	\$88,100	0.0%	NO	NO CHANGE
11	2024	06501820022	HSE/0.715 ACRE, HUEY RD	\$253,600	\$253,600	0.0%	NO	NO CHANGE
12	2024	06551820015	HSE/LOT, ROBERT ALLEN RD.	\$163,500	\$163,500	0.0%	NO	NO CHANGE
13	2024	07591820059	HSE/LOT #342 KENSINGTON PARK U-1	\$318,300	\$318,300	0.0%	YES	NO CHANGE
14	2024	09811820008	VHSE/POOL HSE/3.882 ACRES, MOUNT VERNON ROAD	\$328,600	\$328,600	0.0%	NO	NO CHANGE
15	2024	01550150471	TWNHSE/LOT #D47 TRIBUTARY@NEW MANCHESTER PAR	\$228,200	\$216,700	-5.0%	YES	ADJUSTED FOR UNIFORMITY
16	2024	01550150465	TWNHSE/LOT #D41 TRIBUTARY@NEW MANCHESTER PAR	\$231,700	\$231,700	0.0%	NO	NO CHANGE
17	2024	01540150006	HSE/LOT #385 TRIBUTARY @ NEW MANCHESTER PAR	\$725,700	\$725,700	0.0%	YES	NO CHANGE
18	2024	00350250302	HSE/LOT #100, KINGSWOOD SHOALS, U-4	\$328,600	\$328,600	0.0%	NO	NO CHANGE
19	2024	01940250015	HSE/13.00 ACRES +, WEST STRICKLAND ST	\$391,100	\$371,545	-5.0%	YES	ADJUSTED FOR UNIFORMITY
20	2024	01550150473	TWNHSE/LOT #D49 TRIBUTARY@NEW MANCHESTER PAR	\$246,500	\$237,400	-3.7%	YES	ADJUSTED FOR UNIFORMITY

## COMMERCIAL PROPERTY DIGEST CHANGES

Adrean Larcheveaux presented the 2024 BOE Commercial Results. Herschel Clark made the motion to approve the 2024 BOE Commercial Results. Rita Fasina-Thomas seconded the motion. Motion carried unanimously for the following:

– 2024 BOE Commercial Results

#	BOE January 14, 2024 COMMERCIAL							
	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	00470150206	BLDG/HSE/2.42 AC, CHAPEL HILL RD @ FOREST TRAIL	\$10,719,800	\$10,719,800	0.0%	NO	NO CHANGE

Adrean Larcheveaux presented the 2024 Commercial Appeal Agreements. Herschel Clark made the motion to approve the 2024 Commercial Appeal Agreements. Rita Fasina-Thomas seconded the motion. Motion carried unanimously for the following:

– 2024 Commercial Appeal Agreements

BOA January 23, 2025 Commercial Agreements HO							
	Year	Parcel	Description	BOA Value	Agreed Upon Value	% Change	Result
1	2024	0481-182-0005A	BUILDING #665, THORNTON BUSINESS CENTER	\$678,300	\$595,000	-12.3%	Uniformity with similar bldgs in complex
2	2024	0709-182-0002	BLDG/CLUBHOUSE/40.323 ACRES, CORPORATE RIDGE	\$51,300,000	\$46,500,000	-9.4%	Uniformity with cap rates

## CUVA STATUSES

Lynn Weathington presented the continuation of the CUVA Releases. Lynn Weathington spoke about the intent of breach on parcel (0727-182-0003) after receiving a hand delivered letter from owner(s). Herschel Clark made the motion to approve the CUVA releases except for Line 7 (**0010-015-0014**) which is still active. Rita Fasina-Thomas seconded the motion. Motion carried unanimously for the following:

RELEASE OF CUVA APPLICATION(S)						
#	PARCEL #	OWNERSHIP	YEAR	DB/PG	LEGAL	DISCUSSION
1	0157-035-0007	ALTER, NORMAN BRUCE JR	2014	3217/1007-1008	V/37.95 ACS, TYREE RD @ KRAFT DR	RELEASE SIGNED
2	0157-035-0006	ALTER, CURTIS LOYD	2014	3217/1005-1006	V/36.06 ACS., KRAFT DR	RELEASE SIGNED
3	0053-025-0019	AYERS, TERRY	2014	3220/110-111	HSE/18.67 ACS, TR#3 W UNION HILL RD	RELEASE SIGNED
4	0040-015-0014	BROWN, ROBERT & MARGARET	2009	2881/501-502	CABIN/40.00 ACS, W CHAPEL HILL, RD	RELEASE SIGNED (WILDLIFE)
5	0040-015-0014	BROWN, ROBERT & MARGARET	2013	3177/314-315	CABIN/40.00 ACS, W CHAPEL HILL RD	RELEASE SIGNED (CONT. CHNG USE-TIMBER)
6	0040-015-0014	BROWN, ROBERT & MARGARET	2014	3220/102-103	CABIN/40.00 ACS, W CHAPEL HILL RD	RELEASE SIGNED (ONE OWNER PASSED-CONT)
7	0040-015-0014	TRIPP BROWN FAMILY#2, LLC	2017	3492/735-736	CABIN/40.00 ACS, W CHAPEL HILL RD	RELEASE SIGNED (HEIRS APPROVED)
8	0074-035-0006	CRONEN, MADEIRA	2003	1756/326	V/26.50 ACS., HWY#5 & DOWNS RD	RELEASE SIGNED
9	0074-035-0006	CRONEN, MADEIRA	2008	2754/473-474	V/26.50 ACS., HWY#5 & DOWNS RD	RELEASE SIGNED (CONT.)
10	0074-035-0006	CRONEN, MADEIRA	2014	3220/112-114	V/26.50 ACS., HWY#5 & DOWNS RD	RELEASE SIGNED
11	0058-025-0029	CROOK, JASON & NICOLE	2012	3027/654-655	V/26.263, TRACT B, POOL RD	RELEASE SIGNED (CONT. OF SPLIT)
12	0058-025-0029	CROOK, JASON & NICOLE	2013	5/6/3114	V/26.263, TRACT B, POOL RD	RELEASE SIGNED (1ST TERM)
13	0003-035-0022	DANIELL, DOUGLAS WILLIAM JR	2010	2895/311-312	V/99.331 ACS., S RIVER RD	RELEASE SIGNED
14	0003-035-0022	DANIELL, DEBBIE ANN	2011	2966/159-160	V/99.331 ACS., S RIVER RD	RELEASE SIGNED (CONT.)
15	0003-035-0022	DANIELL-PAGE, AMY MARIE	2013	3136/1022-1025	V/99.331 ACS., S RIVER RD	RELEASE SIGNED (NEW OWNERS)
16	0072-025-0003	DUBBERLY, WILLIE JR & VONICE	2010	2857/1038-1039	HSE/37.69 ACS., POOL RD	RELEASE SIGNED (WILDLIFE)
17	0072-025-0003	DUBBERLY, WILLIE JR & VONICE	2013	3157/355-356	HSE/37.69 ACS., POOL RD	RELEASE SIGNED (SWITCHED TO TIMBER)
18	0118-035-0022	HENRY, C.P., JR	2003	1835/837	HSE/33.4710 ACS., POST RD	RELEASE SIGNED
19	0118-035-0022	HENRY, C.P., JR	2013	3108/631-632	HSE/33.4710 ACS., POST RD	RELEASE SIGNED
20	0151-025-0004	JAMONT FAMILY LIMITED PARTNERSHIP	2013	3152/808-809	V/83.50 ACS., US HWY #78	RELEASE SIGNED
21	0151-025-0004	DOUGLAS 1, LLC	2013	3163/624-625	V/83.50 ACS., US HWY #78	RELEASE SIGNED
22	0023-025-0005	SPARKS, ROY	2014	3222/183-184	HSE/20.00 ACS., OFF DRISKELL DR	RELEASE SIGNED
23	0195-035-0001	STRICKLAND, GREG	2014	3222/878-879	HSE/181.748 ACS., LAMPLIGHTER LN	RELEASE SIGNED
24	0188-035-0010	WATSON, JOEL & GRETCHEN	2003	1756/306	V/10.00 ACS., TYREE RD	RELEASE SIGNED
25	0188-035-0006	WATSON, JOEL & GRETCHEN	2003	1756/307	HSE/10.00ACS., TYREE RD	RELEASE SIGNED
26	0188-035-0010	WATSON, JOEL	2010	2897/598-599	V/10.00 ACS., TYREE RD	RELEASE SIGNED (CONT.)
27	0188-035-0006	WATSON, JOEL	2010	2897/600-601	HSE/10.00ACS., TYREE RD	RELEASE SIGNED (CONT.)
28	0188-035-0011	WATSON, JOEL	2012	3064/862-863	V/8.04ACS., OFF TYREE RD	RELEASE SIGNED (NEWLY ACQUIRED)
29	0188-035-0006	WATSON, JOEL	2013	3132/607-609	HSE/10.00 ACS., TYREE RD	RELEASE SIGNED (ONE COV. W/188-3-5-10,11)

  

DISCUSSION OF BREACH						
1	0727-182-0003	MOORE, CRAIG & EBONY-BAKER	2024	4346/117-118	HSE/5.10 ACS., MCKOWN RD	LETTER - WISHES TO BE REMOVED FROM CUVA

### CHIEF APPRAISER COMMENTS

- Adrean Larcheveaux presented the Beginning Sales Ratios and Goals for Tax Year 2025 (See Exhibit "A").
  - Sales Ratio Goals 98%
  - Price Related Differential (PRD) Goal 1.0%
  - Coefficient of Dispersion (COD) Goal is less than .15% for Residential & 0.20% for Commercial
- Jennifer Cantrell presented the Cost Tables and Adjustments for Tax Year 2024 (See Exhibit "C").
  - Conversion from Win Gap to IAS.
  - Adjustments made to Cost Tables.

Herschel Clark made the motion to approve the cost adjustments. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

- Steve Balfour presented the 2025 Assessment Notices Timelines (See Exhibit "B").
  - Sales Validation

- Neighborhood Revaluations
- Assessment Notices to be sent out by May 30<sup>th</sup>.
- New Assessment Notices will have rollback estimates.

Steve Balfour gave an update on Staffing. We recently loss two staff members, one took another job and one was transferred to the (TCO) due to the transfer of Homestead responsibilities to the TCO's office. We are still advocating pay increases to attract more qualified candidates.

Chair Robert Foran raised the motion to go into the Executive Session at 10:00a.m. regarding litigation. The motion was made by Rita Fasina-Thomas and seconded by Herschel Clark. Motion carried unanimously.

Herschel Clark made a motion to end the executive session, and Rita Fasina-Thomas seconded the motion. It was carried unanimously at 10:18 a.m.

The BOA agreed to meet next, on Wednesday, February 5<sup>th</sup>, at 9:00a.m. Kella Nelson made a motion to adjourn the meeting. Rita Fasina-Thomas seconded the motion. The motion was carried unanimously, and the meeting ended at 10:19a.m.



Robert Foran (Chairperson)



Herschel Clark (Member)



Rita Fasina-Thomas (Vice Chairperson)



Kella Nelson (Member)



Adrean Larcheveaux (Board of Secretary)

Sworn to and subscribed before me this 5<sup>th</sup> day of February, 2025.

Tamika Gross, Recording Secretary

Tamika Gross

NOTARY PUBLIC

Douglas County, GEORGIA

My Commission Expires 10/03/2026