

**AGENDA**  
**BOARD OF ASSESSORS**  
**May 29, 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
- Homestead Digest Changes
- Personal Property Digest Changes
- Real Property Digest Changes
- Commercial Property Digest Changes
- CUVA Statuses

**UNFINISHED BUSINESS**

**REPORTS**

- Personal Property
- Homestead Update
- Sales Ratio with Neighborhood Changes

**CHIEF APPRAISER COMMENTS**

- 2025 Change of Assessment
- 2025 Exempt Properties
- 2025 Assessment Notices
- 2025 Growth Report

**CITIZEN'S BUSINESS**

# Douglas County Board of Assessors

May 29, 2025

## Meeting in person and via Microsoft Teams

Attending the meeting were Board members Rita Fasina-Thomas (Vice Chairperson), Herschel Clark (member), Kella Nelson (member), Jarrett Mitchell (member), Steve Balfour (Chief Appraiser), Adrean Larcheveaux (Board Secretary), Eugene Roberts III (Personal Property Manager), Meredith Germain (BOA Attorney), Lynn Weathington (Appraisal Consultant), Jennifer Cantrell (Appraisal Consultant), Joseph McPherson (Senior Appraiser), Joey Craig (Senior Appraiser), Alizia Stargell (Homestead Specialist), Camilla Terrell (BOE Secretary, virtual) and Tamika Gross (Administrative Coordinator, virtual).

Vice Chair Rita Fasina-Thomas called the meeting to order at 9:00a.m.

Rita Fasina-Thomas raised the motion for the approval of the previous meeting of May 16, 2025. Herschel Clark made the motion to approve the minutes. Kella Nelson seconded the motion. Motion carried unanimously.

### Personal Property Digest Changes

Eugene Roberts III presented the 2025 Car Appeals. Herschel Clark made the motion to approve the 2025 Car Appeals #1 through #5; deny #6 and #7. Jarrett Mitchell seconded the motion. Motion carried unanimously.

<u>CAR APPEALS FOR BOA AGENDA (5/29/25)</u>								
#	TAX YEAR	OWNER	VIN #	VEHICLE DESCRIPTION	ORIG VALUE	BOA Value	% CHANGE	RESULTS
1	2025	MARTINAWILSON	JN18Y1AR9CM390438	2012 INFINITI M37	\$7,625	\$3,350	-56%	REBUILT TITLE/NADA AND MILEAGE ADJUSTMENT
2	2025	SAMUEL SANTONIO MILLER	1GNSCHKC4JR248424	2018 CHEVY SUBURBAN	\$22,750	\$15,175	-33%	NADA AND MILEAGE ADJUSTMENT
3	2025	SAMUEL SANTONIO MILLER	ML32FUFJ2PHF01150	2023 MITSUBISHI MIRAGE	\$12,250	\$12,025	-2%	10% DIMINISHED VALUE AND NADA AND MILEAGE ADJUSTMENT
4	2025	SAMUEL SANTONIO MILLER	1HGCR2F35GA226444	2016 HONDA ACCORD LX	\$11,125	\$10,900	-2%	10% DIMINISHED VALUE AND NADA AND MILEAGE ADJUSTMENT
5	2025	FAVOUR FOLASHADE ADEDAYO LASISI	JN8AS5MT5DW509010	2013 NISSAN ROGUE	\$4,300	\$4,300	0%	NO CHANGE/ STATE VALUE LOWER
6	2025	ED CROCKETT	5UXFE43549L261894	2009 BMW X5	\$0	\$0	0%	DENIED- PURCHASED 10/2024 AND BIRTHDAY WAS 2/4/25
7	2025	DONTAE JACKSON	1FTNW21P14EB73899	2004 FORD F250	\$0	\$0	0%	DENIED- PURCHASED 4/2024 APPLIED FOR TAG 5/2025

### Real Property Digest Changes

Joseph McPherson presented the 2024 Residential Appeal Agreements. Herschel Clark made the motion to approve the 2024 Residential Appeal Agreements. Jarrett Mitchell seconded the motion. Motion carried unanimously.

## – 2024 Residential Appeal Agreements

BOA 2024 Residential Appeal Settlement Conference (5/29/25)							
#	Year	Parcel	Description	BOE Value	Agreed Upon Value	% Change	Result
1	2024	0562 013 0005	HSE/2.60 ACRES, N WALTON STORE RD	\$102,900	\$75,000	-27.1%	Condition and uniformity w/ sales
2	2024	0079 01 50055	HSE/2.94 ACRES, LOT #11, PRESLEY PLACE	\$2,907,500	\$2,700,000	-7.1%	Fee based appraisals and uniformity w/sales

### UNFINISHED BUSINESS

Meredith Germain presented the changes to the Office Dress Code Policy. Office Dress Code Policy will be tabled for approval at a later date.

### REPORTS

Alizia Stargell presented the BOA Report A for Homestead 2025. The homestead approvals for 2025 are currently 2417. There are 30 applications that have not yet been processed, 453 removals and 27 denials. Kella Nelson made the motion to approve the Homestead Report for 2025. Herschel Clark seconded the motion. Motion carried unanimously. (See Report "A")

Eugene Roberts III presented the Personal Property report for 2025 Annual Notice of Assessments. Eugene Roberts noted that 1,645 BPP notices will be mailed out for tax year 2025. Jarrett Mitchell made the motion to approve the Personal Property Assessments. Kella Nelson seconded the motion. Motion carried unanimously. (See Report "B")

Adrean Larcheveaux presented Report C – Sales Ratio. The Overall Sales Ratio median (.99), COD (.06) and PRD (1.0153). Herschel Clark made the motion to approve the Sales Ratios for tax year 2025. Kella Nelson seconded the motion. Motion carried unanimously. (See Report "C").

Camilla Terrell virtually exited at 9:45a.m.

### CHIEF APPRAISER COMMENTS

Steve Balfour spoke about the following Consolidated numbers of 2024 vs Consolidated numbers of 2025:

- 2025 Change of Assessment
- Exempt Properties
- 2025 Assessment Notices
- 2025 Growth Report

Herschel Clark made the motion to approve the Consolidated Numbers as well as the Assessment Notices for 2025. Kella Nelson seconded the motion. Motion carried unanimously.

Adrean Larcheveaux spoke about the following:

- Back of Assessment Notices (physical example)
- BOC Inserts (physical example)

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Adrean Larcheveaux spoke about the following:

- Back of Assessment Notices (physical example)
- BOC Inserts (physical example)

- Three-year lock 299C
- How taxpayers can file an Appeal
- BOC Opting out of House Bill 581
- Estimated Roll Back Rates on Notices

The BOA agreed to meet on Tuesday, June 10<sup>th</sup> at 9:00a.m. Kella Nelson made the motion to adjourn the meeting. Herschel Clark seconded the motion, and it was carried unanimously at approximately 10:07a.m.

\_\_\_\_\_  
Robert Foran (Chairperson)

\_\_\_\_\_  
Rita Fasina-Thomas (Vice Chairperson)

\_\_\_\_\_  
Herschel Clark (Member)

\_\_\_\_\_  
Kella Nelson (Member)

\_\_\_\_\_  
Jarrett Mitchell (Member)

\_\_\_\_\_  
Adrean Larcheveaux (Board of Secretary)

Sworn to and subscribed before me this 10<sup>th</sup> day of June, 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: May 29, 2025  
RE: Digest Changes

Below are changes recommended for approval:

### Homestead Digest Changes

– N/A

### Personal Property Digest Changes

– 2025 Car Appeals

CAR APPEALS FOR BOA AGENDA (5/29/25)								
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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).

## Real Property Digest Changes

### – 2024 Residential Appeal Agreements

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## Commercial Property Digest Changes

– N/A

## CUVA Statutes

– N/A

*jm*  
*(B)*  
*(H)*

## REPORT "A"

### BOA Report A - HOMESTEAD UPDATE

Homestead 2025 as of 5/29/2025			
CODE	DESCRIPTION	2024 COUNT	2025 COUNT
S1	Regular/Basic	2793	1193
S3	62 Fixed Income	0	0
S4SC	65 Yrs and Older Low Income	698	293
S5	Veteran Under 62 Yrs	286	124
L7	62-64 Yrs Senior	1180	537
L8SC	65 Yrs and Older Senior	560	168
LA	Veteran 62-64 Yrs	45	17
LVSD	Veteran 65 Yrs and Older	93	45
LD	Disability	94	38
SS	Surviving Spouse (Under 65)	215	1
SE	Surviving Spouse (65 and Older)	0	1
	<b>Total Approvals</b>	<b>5964</b>	<b>2417</b>
	Pending/Not Yet Processed	92	30
	Removals	318	453
	Denials	207	27

## REPORT "B"

### Business Personal Property Report

Overall		Over 7.5k	YOY	Over 20k	Difference
	2025	\$ 4,870,372,115	125%	\$ 4,861,305,089	\$ (9,067,026)
	2024	\$ 2,169,122,093		\$ 2,157,875,154	\$ (11,246,939)
County	2025	\$ 3,992,530,603	194%	\$ 3,986,904,745	\$ (5,625,858)
	2024	\$ 1,358,032,135		\$ 1,350,977,396	\$ (7,054,739)
County TAD	2025	\$ 331,180	-11%	\$ 331,180	\$ -
	2024	\$ 370,731		\$ 370,731	\$ -
Douglasville	2025	\$ 751,635,579	-2%	\$ 748,613,931	\$ (3,021,648)
	2024	\$ 765,011,162		\$ 761,261,077	\$ (3,750,085)
D'ville TAD	2025	\$ 466,543	-18%	\$ 429,513	\$ (37,030)
	2024	\$ 571,260		\$ 533,778	\$ (37,482)
Villa Rica	2025	\$ 121,242,961	205%	\$ 120,941,512	\$ (301,449)
	2024	\$ 39,810,547		\$ 39,490,146	\$ (320,401)
Austell	2025	\$ 4,165,250	-22%	\$ 4,084,209	\$ (81,041)
	2024	\$ 5,326,258		\$ 5,242,026	\$ (84,232)
<b>Freeport Accounts</b>					
Taxable	2025	\$ 728,148,205			
	2024	\$ 756,984,490			
Freeport Exempted 2025	\$	610,698,740		124 Accounts	
Boats	\$	3,211,231	1926		
Aircraft	\$	528,186	24		

## REPORT C – SALES RATIO

### DOUGLAS COUNTY SALES RATIO OVERALL

AS OF MAY 28, 2025

MAY 28, 2025  
04:56 PM

DOUGLAS COUNTY, GA  
SALES RATIO REPORT

#### STATISTICAL SUMMARY

SALES IN STUDY	1947
TOTAL ASSESSED VALUE	815,762,290
TOTAL SALE PRICE	842,137,918
TOTAL ASSD VALUE / TOTAL SALE PRICE %	96.87
MEAN RATIO %	.98
MEDIAN RATIO %	.99
STANDARD DEVIATION	.1
COEFFICIENT OF DISPERSION - MEDIAN	.06
COEFFICIENT OF VARIANCE - MEAN	.0982
PRD	1.0153

AS OF MAY 15, 2025

MAY 15, 2025  
09:02 PM

DOUGLAS COUNTY, GA  
SALES RATIO REPORT

#### STATISTICAL SUMMARY

SALES IN STUDY	1957
TOTAL ASSESSED VALUE	829,028,600
TOTAL SALE PRICE	847,915,209
TOTAL ASSD VALUE / TOTAL SALE PRICE %	97.77
MEAN RATIO %	1
MEDIAN RATIO %	.99
STANDARD DEVIATION	.13
COEFFICIENT OF DISPERSION - MEDIAN	.08
COEFFICIENT OF VARIANCE - MEAN	.1335
PRD	1.0197

## DOUGLAS COUNTY SALES RATIO RESIDENTIAL

AS OF MAY 28, 2025

MAY 28. 2025  
04:58 PMDOUGLAS COUNTY, GA  
SALES RATIO REPORT

## STATISTICAL SUMMARY

SALES IN STUDY	1869
TOTAL ASSESSED VALUE	656,429,580
TOTAL SALE PRICE	662,842,468
TOTAL ASSD VALUE / TOTAL SALE PRICE %	99.03
MEAN RATIO %	.99
MEDIAN RATIO %	.99
STANDARD DEVIATION	.09
COEFFICIENT OF DISPERSION - MEDIAN	.06
COEFFICIENT OF VARIANCE - MEAN	.0921
PRD	.9966

AS OF MAY 15, 2025

MAY 15. 2025  
09:08 PMDOUGLAS COUNTY, GA  
SALES RATIO REPORT

## STATISTICAL SUMMARY

SALES IN STUDY	1879
TOTAL ASSESSED VALUE	669,695,890
TOTAL SALE PRICE	668,619,759
TOTAL ASSD VALUE / TOTAL SALE PRICE %	100.16
MEAN RATIO %	1.00
MEDIAN RATIO %	.99
STANDARD DEVIATION	.13
COEFFICIENT OF DISPERSION - MEDIAN	.08
COEFFICIENT OF VARIANCE - MEAN	.1298
PRD	.9993

## DOUGLAS COUNTY SALES RATIO COMMERCIAL

AS OF MAY 28, 2025

MAY 28, 2025  
04:59 PMDOUGLAS COUNTY, GA  
SALES RATIO REPORT

## STATISTICAL SUMMARY

SALES IN STUDY	78
TOTAL ASSESSED VALUE	159,332,710
TOTAL SALE PRICE	179,295,450
TOTAL ASSD VALUE / TOTAL SALE PRICE %	88.87
MEAN RATIO %	.90
MEDIAN RATIO %	.98
STANDARD DEVIATION	.17
COEFFICIENT OF DISPERSION - MEDIAN	.10
COEFFICIENT OF VARIANCE - MEAN	.1860
PRD	1.0138

AS OF MAY 15, 2025

MAY 15, 2025  
09:10 PMDOUGLAS COUNTY, GA  
SALES RATIO REPORT

## STATISTICAL SUMMARY

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TOTAL ASSESSED VALUE	159,332,710
TOTAL SALE PRICE	179,295,450
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MEAN RATIO %	.90
MEDIAN RATIO %	.98
STANDARD DEVIATION	.17
COEFFICIENT OF DISPERSION - MEDIAN	.10
COEFFICIENT OF VARIANCE - MEAN	.1860
PRD	1.0138


## SUMMARY BY NBHD

NBHD	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDEV	MEDIAN %	COD %	%MEDIAN	COV %	%MEAN	PRD
2273	5	1,680,200	1,639,900	102.46	102.376	.05	101.81	3.65		4.98		1
2274	84	40,610,696	40,152,552	101.14	100.078	.12	100.36	6.01		12.36		.99
2277	5	2,110,300	1,989,500	106.07	106.11	.04	106.7	3.03		3.92		1.00
2280	1	448,900	433,000	103.67	103.67		103.67					1
2281	2	812,600	814,000	99.83	99.84		99.84	.26		.37		1.00
2282	3	1,059,300	1,033,000	102.55	103.187	.09	106.94	5.42		8.99		1.01
2283	2	405,900	405,000	100.22	100.13		100.13	.13		.18		1
2284	3	1,379,100	1,375,000	100.30	100.603	.05	99.98	3.19		4.79		1.00
2287	6	1,561,900	1,518,899	102.83	99.398	.07	101.18	5.90		7.29		.97
2289	6	2,214,944	2,143,949	103.31	103.543	.06	102.96	4.39		5.44		1.00
2290	3	1,531,200	1,538,205	99.54	99.553		99.46	.11		.19		1.00
2292	4	1,780,500	1,734,000	102.68	102.718	.05	100.72	2.71		4.76		1.00
2293	5	2,259,900	2,252,900	100.31	100.222	.02	100	1.27		1.93		1
2294	4	1,343,500	1,388,000	96.79	97.205	.04	96.16	3.08		4.15		1.00
2295	3	1,073,000	1,063,900	100.86	100.85	.04	100.26	2.87		4.31		1
2297	1	367,500	370,000	99.32	99.32		99.32					1
2299	6	2,856,700	2,910,000	98.17	98.355	.04	97.84	2.78		3.77		1.00
2303	2	1,037,400	996,743	104.08	104.41	.08	104.41	5.35		7.57		1.00
2305	12	4,206,400	4,298,050	97.87	97.993	.03	98.02	2.51		2.91		1.00
2307	1	439,300	440,000	99.84	99.84		99.84					1
2313	3	1,359,900	1,335,500	101.83	102.107	.09	104.17	5.71		8.91		1.00

SUMMARY BY NBHD										
NBHD	# SALES	APPR VALUE	SALE PRICE	A/S RATIO%	MEAN%	STDEV	MEDIAN %	COD %MEDIAN	COV %MEAN	PRD
2265	1	235,600	325,000	72.49	72.49		72.49			1
2268	1	60,000	103,500	57.97	57.97		57.97			1
2269	3	1,080,700	3,322,200	32.53	65.637	.47	88.49	32.03	71.45	2.02
2270	1	299,200	278,000	107.63	107.63		107.63			1
2272	3	1,426,700	2,432,000	58.66	58.43	.45	80.13	34.16	77.28	1
2273	7	2,225,200	2,236,600	99.49	99.71	.10	98.58	7.98	10.12	1.00
2274	70	28,209,500	33,946,450	83.10	83.269	.28	91.79	17.61	34.09	1.00
2277	6	2,572,100	2,388,500	107.69	107.71	.05	108.82	3.85	4.69	1.00
2278	1	331,600	685,000	48.41	48.41		48.41			1
2280	1	397,900	433,000	91.89	91.89		91.89			1
2281	1	489,300	429,000	114.06	114.06		114.06			1
2282	3	1,021,900	1,033,000	98.93	99.267	.07	98.24	4.86	7.27	1.00
2283	2	319,700	405,000	78.94	78.235	.01	78.24	1.23	1.74	.99
2284	3	1,510,800	1,375,000	109.88	110.297	.07	108.88	4.25	6.39	1.00
2287	6	1,128,700	1,518,899	74.31	82.453	.36	92.71	19.93	43.79	1.11
2289	6	2,373,300	2,200,862	107.84	110.15	.20	102.96	11.13	18.54	1.02
2290	3	1,211,900	1,538,205	78.79	79.007	.05	76.63	4.01	6.40	1.00
2292	5	2,186,700	2,011,100	108.73	108.896	.10	113.97	6.01	9.51	1.00
2293	5	2,283,600	2,252,900	101.36	100.584	.07	100.18	5.09	7.36	.99
2294	6	1,866,400	2,143,000	87.09	87.433	.11	88.22	9.37	12.61	1.00
2295	4	1,517,600	1,410,900	107.56	107.655	.07	108.37	4.57	6.88	1.00

CONSOLIDATION AND EVALUATION OF DIGEST 2025

CONSOLIDATION SHEET 2025

COUNTY NAME: Douglas				COUNTY NO: 48				Sheet # 2 - 02 - CONSOLIDATED COUNTY				Total Parcel Count: 55,314			
RESIDENTIAL				FOREST LAND CONSERVATION USE				EXEMPT PROPERTY				PROPERTY CLASS			
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value	Code	Count	40% Value		SUMMARY	COUNT	ACRES	ASSESSED VALUE
R1	46,913		4,592,503,221	J3	0	0.00	0	E0	2		134,382	Residential Real	52,307	56,039.00	5,762,252,485
R3	47,058	9,426.56	961,679,404	J4	0	0.00	0	E1	503		1,361,188,003	Residential Personal	1,948		3,727,484
R4	4,907	31,171.76	170,028,404	J5	1	246.50	377,040	E2	264		113,596,714	Residential Total	54,255	56,039.00	5,765,979,966
R5	342	15,440.68	38,041,456	J6	0		0	E3	66		14,607,865	Residential Trans.	0	0.00	0
R6	0		0	FLPA FAIR MARKET ASMT				E4	52		2,061,300	Historic	0	0.00	0
R9	0	0.00	0	Code <th>Count</th> <th>Acres</th> <th>40% Value</th> <td>E5</td> <td>18</td> <td></td> <td>5,850,982</td> <td>Agricultural Real</td> <td>52</td> <td>1,496.67</td> <td>48,216,597</td>	Count	Acres	40% Value	E5	18		5,850,982	Agricultural Real	52	1,496.67	48,216,597
RA	24		528,186	F3	0	0.00	0	E6	67		160,601,008	Agricultural Personal	0		0
RB	1,924		3,199,298	F4	0	0.00	0	E7	0		0	Aggricultural Total	52	1,496.67	48,216,597
RF	0		0	F5	1	246.50	377,040	E8	0		0	Preferential	0	0.00	0
RI	0		0	F6	0	0	0	E9	0		0	Conservation Use	352	14,554.51	39,228,902
RZ	0		0	Total			377,040	TOTAL	972		1,658,040,254	Environmentally Sen	0	0.00	0
RESIDENTIAL TRANSITIONAL				ENVIRONMENTALLY SENSITIVE				HOMESTEAD & PROPERTY EXEMPTIONS				Commercial Real			
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value	Code	Count	M&O AMOUNT	BOND AMOUNT	Commercial Personal			
T1	0		0	W3	0	0.00	0	S1	14,363	86,244,362	0	9,761	7,045.88	2,347,971,772	
T3	0	0.00	0	W4	0	0.00	0	SC	0	0	0	Industrial Real	515	5,996.85	1,021,283,927
T4	0	0.00	0	W5	0	0.00	0	S3	0	0	0	Industrial Personal	143	5,996.85	560,082,788
HISTORIC				COMMERCIAL				S4	3,375	26,993,820	0	Forest Lnd Con Use	658	5,996.85	1,581,366,715
Code	Count	Acres	40% Value	Code	Count	Acres	40% Value	SD	0	0	0	Brownfield Property	2	246.50	377,040
H1	0		0	C1	1,541		1,001,203,185	S5	1,272	145,734,784	0	Qualified Timberland	4	4.14	1,590,240
H3	0	0.00	0	C3	1,505	1,461.74	101,849,218	SS	2	224,732	0	Real Total	55,301	85,773.05	8,144,721,660
AGRICULTURAL				C4	512	3,240.41	124,400,478	SE	0	0	0	Personal Total	9,784		1,640,253,705
A1	230		45,118,200	C5	51	2,343.73	44,075,458	SG	1	110,120	110,120	Digest Total	65,085	85,773.05	9,784,975,365
A3	9	447.00	106,825	CA	0	0.00	0	S6	0	0	0	Public Utility	166	968.18	216,257,651
A4	25	280.45	1,242,852	CB	0		0	S8	0	0	0	Motor Vehicle	23,685		26,803,060
A5	18	769.22	1,748,720	CF	5,301		587,656,762	S9	0	0	0	Mobile Home	2,019		14,122,400
A6	0	0.00	0	CI	2,300		250,784,287	SF	131	613,465,283	0	Timber - 100%	2	273.65	249,249
A9	0		0	CP	91		237,982,384	SA	0	0	0	Heavy Duty Equip.	13		106,295
AA	0	0.00	0	CZ	1		20,000	SB	2	684,680	684,680				
AB	0		0	INDUSTRIAL				SH	4,525	3,865,121	0				
AF	0		0	Code <th>Count</th> <th>Acres</th> <th>40% Value</th> <td>SI</td> <td>0</td> <td>0</td> <td>0</td> <td colspan="4"></td>	Count	Acres	40% Value	SI	0	0	0				
AI	0		0	I1	329		903,480,890	ST	0	0	0				
AZ	0		0	I3	206	342.04	8,564,033	SV	352	34,182,728	34,182,728				
PREFERENTIAL				I4	245	1,978.12	52,732,236	SJ	1	312,987	312,987				
P3	0	0.00	0	I5	64	3,676.65	56,506,768	SW	0	0	0				
P4	0	0.00	0	I9	0	0.00	0	SN	0	0	0				
P5	0	0.00	0	IA	0		0								
P6	0		0	IB	0		0								
CONSERVATION USE				IF	55		107,645,140								
Code	Count	Acres	40% Value	IL	50		97,369,164								
V3	2	1.57	560	IP	38		355,068,484								
V4	182	2,509.15	9,867,204	IZ	0		0								
V5	168	12,043.79	29,361,138	PUBLIC UTILITY											
V6	0		0	Code <th>Count</th> <th>Acres</th> <th>40% Value</th> <td>L1</td> <td>0</td> <td>0</td> <td>0</td> <td colspan="4"></td>	Count	Acres	40% Value	L1	0	0	0				
BROWNFIELD PROPERTY				U1	1		1,606	L2	0	0	0				
Code	Count	Acres	40% Value	U2	152	883.45	216,181,112	L3	314	1,884,000	0				
B1	2		1,459,640	U3	6	4.25	13,499	L4	0	0	0				
B3	1	1.97	47,280	U4	5	19.33	61,440	L5	0	0	0				
B4	1	2.17	83,320	U5	2	61.07	0	L6	0	0	0				
B5	0	0.00	0	U6	0		0	L7	5,232	31,392,000	0				
B6	0		0	U7	0	0.00	0	L8	2,368	14,334,000	0				
Q - QUALIFIED TIMBERLAND				U8	0		0	L9	26,947	1,281,228,771	0				
Code	Count	Acres	40% Value	UA	0		0	L10	0	0	0				
Q4	2	26.00	12,980	UB	0		0	L11	0	0	0				
Q5	2	610.00	231,150	UF	0		0	L12	0	0	0				
				UZ	0		0	L13	0	0	0				
								L14	0	0	0				
								L15	0	0	0				
								L16	0	0	0				
								TOTAL	58,906	2,240,657,388	35,290,515				
I, STEVE BALFOUR, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is a true and correct consolidation of all tax returns received from the taxpayer (or assessed against defaulters) in said county of DOUGLAS for the year 2025, and duplicate digests have been made and delivered to the county governing authority and tax collector of said county as required by law.															
Witness my hand and official signature, this _____ day of _____, 2025.															
															
Receiver of Tax Returns															

2024 vs 2025 Digest  
Consolidation Sheet  
as of 5-19-2025

	2024	2024	2025	2025	%
Property Type	Count	40% Value	Count	40% Value	CHANGE
RESIDENTIAL REAL	51762	\$5,474,532,415	52307	\$5,762,252,485	5.26%
COMMERCIAL REAL	2061	\$1,211,733,912	2068	\$1,271,528,339	4.93%
INDUSTRIAL REAL	508	\$757,099,394	515	\$1,021,283,927	34.89%
CONSERVATION USE	374	\$41,010,182	352	\$39,228,902	-4.34%
PERSONAL PROPERTY	10095	\$1,412,173,128	9722	\$1,640,253,705	16.15%
AGRICULTURAL REAL	51	\$50,630,284	52	\$48,216,597	-4.77%
EXEMPT PROPERTY	966	\$912,926,756	972	\$1,658,040,254	81.62%
UTILITY	168	\$186,156,977	166	\$216,257,651	16.17%
FLPA (Forest Land Protection Act)	1	\$377,040	1	\$377,040	0.00%
BROWNFIELD	2	\$1,430,000	2	\$1,590,240	11.21%
QUALIFIED TIMBER	4	\$244,130	4	\$244,130	0.00%
TOTAL REAL	54763	\$7,537,057,357	55301	\$8,144,721,660	8.06%
TOTAL EXEMPTIONS- M & O		\$2,225,991,199		\$2,240,657,388	0.66%
NET DIGEST LESS		\$6,723,239,286		\$7,544,317,977	12.21%
MISC					
NET DIGEST		\$6,955,443,189		\$7,801,856,632	12.17%

AB

TAXABLE TO EXEMPT  
County: DOUGLAS Digest Year: 2025  
2025 EXEMPT PROPERTIES

Property that was shown on the 2024 digest and is listed as exempt property on the 2025 digest should be listed on this form. The exempt code should be completed showing the appropriate E-0 thru E-9 category.

Parcel ID	2024 Owner	40% Value	2025 Owner	Class
00770250027	MURRAY, PAUL R. & NATALIE	96,520.00	HOLY NICHOLEAN CATHOLIC CHURCH, INC	E2
01270150093	JUBILEE CHRISTIAN CHURCH OF ATLANTA	324,880.00	JUBILEE CHRISTIAN CHURCH OF ATLANTA	E2
00490150042	FAIRVIEW PARTNERSHIP, LLP	897,400.00	DOUGLAS COUNTY	E1
00200150255	THE NEVER ALONE CLUBHOUSE, INC.	428,240.00	THE NEVER ALONE CLUBHOUSE, INC.	E3
0016015D002	FARMER, KENNETH D.	156,000.00	CITY OF DOUGLASVILLE	E1
0016015D094	FARMER, KENNETH D.	160,880.00	CITY OF DOUGLASVILLE	E1
01550150219	FUTURE SEEKERS INC.	308,720.00	FUTURE SEEKERS INC.	E3
01460250020	TANNER MEDICAL CENTER, INC.	3,127,440.00	TANNER MEDICAL CENTER, INC.	E1
01460250033	HEALTHLIANT ENTERPRISES, INC.	2,826,200.00	HEALTHLIANT ENTERPRISES, INC.	E1
Count and Total: 9		8,326,280.00		

I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

5/24/25  
Date


  
Chairman, Board of Tax Assessors

Douglas County Board of Tax Assessors  
LIST OF ACCOUNTS WITH EXEMPT CODES: E0 - E9

Parcel ID	Class	Owner	Address	Land	Improv	Gross Val	Assess
P85334	E1	DEVELOPMENT AUTHORITY OF DOUGL	2480 ROCK HOUSE RD	0	0	2,888,324	1,155,330
P85952	E0	WONG, LAURIE	1355 PRITCHETT INDUSTRIAL BLVD	0	0	90,355	36,142
P86040	E1	DEVELOPMENT AUTHORITY OF DOUGL	2480 ROCK HOUSE RD	0	0	1,587,132	634,853
P86541	E1	DOUGLAS COUNTY COMMUNITY SERVI	6155 COOPER ST 30134	0	0	2,500	1,000
P87151	E1	DEVELOPMENT AUTHORITY OF DOUGL	2480 ROCK HOUSE RD	0	0	1,685,680	674,272
P87270	E3	CROSSROADS CHURCH	5970 STEWART PKWY 30135	0	0	5,000	2,000
P88192	E1	COUNTY OF FULTON	375 RIVERSIDE PKWY 30122	0	0	2,500	1,000
P88362	E2	SPOKEN WORD EVANGELISTIC CHURC	12791 VETERANS MEMORIAL HWY 30	0	0	1,739	696
P88364	E1	LIFEGATE CHURCH, INC.	501 PERMIAN WAY 30180	0	0	5,000	2,000
P88418	E2	KINGDOM LIVING INTL., INC.	5727 E PALAZZO WAY 30134	0	0	2,500	1,000
P89348	E1	COBB/DOUGLAS COMMUNITY SERVICE	690 THORNTON WAY 30122	0	0	2,500	1,000
P89928	E5	NORTSIDE MEDICAL CTR IMAGING	6095 PROFESSIONAL PKWY 30134	0	0	13,584	5,434
P90272	E5	NORTSIDE HOSPITAL INC	4586 TIMBER RIDGE DR 30135	0	0	50,000	20,000
P90726	E2	CHURCH AT CHAPEL HILL, INC., T	5357 CHAPEL HILL RD 30135	0	0	4,530	1,812
P92313	E1	DEVELOPMENT AUTHORITY OF DOUGL	1500 N RIVER RD	0	0	3,386,786	1,354,714
P92360	E2	LIVING WATERS CENTER FOR RESTO	5358 HWY 5 30135	0	0	2,500	1,000
P92590	E2	WORD CHRISTIAN BROADCASTING, I	3501 MCKOWN RD 30134	0	0	12,600	5,040
P92919	E3	MARVELOUS LIGHT CHRISTIAN MINI	2160 LEE RD 30122	0	0	2,322	929
P93318	E1	DEVELOPMENT AUTHORITY OF DOUGL	1851 RIVERSIDE PKWY 30122	0	0	1,134,761	453,904
P93625	E2	CENTRAL BAPTIST CHURCH OF DOUG	5811 CENTRAL CHURCH RD 30135	0	0	25,000	10,000
P94059	E1	DOUGLAS COUNTY CHILD ADVOCACY	6488 SPRING ST 30134	0	0	22,097	8,839
P94243	E2	MOORE, DENNIS	9130 HWY 5 30134	0	0	5,000	2,000
P95092	E2	SEVEN SPRINGS CHURCH INC	6650 N COUNTY LINE 30122	0	0	2,500	1,000
P95293	E1	NORTSIDE HOSPITAL INC	4586 TIMBER RIDGE DR 30135	0	0	10,000	4,000
P95927	E3	LIFETOOLS COMMUNITY DEVELOPMEN	5357 CHAPEL HILL RD 30135	0	0	14,284	5,714
P96647	E3	WEST GEORGIA SPRAY NEUTER CLINI	5971 SUTTON DR 30135	0	0	57,285	22,914
P97182	E1	HOME CHEF	2120 SKYVIEW DRLITHIA SPRINGS	0	0	9,970,047	3,988,019
Count and Total:			972	279,509,120	1,261,662,339	4,145,963,138	1,658,040,254

I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

Date 5/29/25

  
Chairman, Board of Tax Assessors

AG - Agricultural, Preferential, Conservation Use, Environmentally Sensitive Property  
RES - Residential, Preferential, Transitional Property  
COMM - Commercial Property  
IND - Industrial Property

This report shows all real properties changed from the previous year's values. DO NOT include personal property changes, previously unreturned real and personal property, divisions of property (splits), consolidations of property or transfers of ownership.

\* - indicates Owner's Returned Value used

Rpt Type:

2024

2025

Difference in


Taxpayer Name Parcel ID Assessment Assessment Difference in Assessment Reason Code

2959 HAPEVILLE, LLC 06491820021 830,000 881,160 51,160 04 29R  
2959 HAPEVILLE LLC 06501820025 600,000 709,080 109,080 04 29R

Count and Total: 2 1,430,000 1,590,240 160,240

Grand Count and Grand Total: 55,299 7,681,287,414 8,144,732,489 463,445,075

5/21/25  
Date

  
Chairperson, Board of Tax Assessors

2025 GROWTH REPORT

AA202GAF  
05/23/2025

DOUGLAS \ity GA  
Value Change Summary Report  
Tax Year 2025

Tax Districts	2024		2025		Value Chg		Growth Grth		Reval		Rvl Unclassified	
	Assessed	Value	Assessed	Value	Change	%	Change	%	Change	%	Change	%
01 COUNTY	1,651,574,584	1,928,108,814	1,928,108,814	276,534,230	17	87,553,685	5	188,980,545	11		0	
03 DOUGLASVILLE	1,019,198,145	1,221,008,490	1,221,008,490	201,810,345	20	73,066,050	7	128,744,295	13		0	
04 VILLA RICA	236,788,190	260,229,884	260,229,884	23,441,694	10	11,052,096	5	12,389,598	5		0	
06 AUSTELL	5,432,180	5,924,680	5,924,680	492,500	9	0	0	492,500	9		0	
1A DOUGLAS COUNTY TAD	25,141,523	33,624,072	33,624,072	8,482,549	34	6,697,160	27	1,785,389	7		0	
3A DOUGLASVILLE TAD	66,638,821	80,322,664	80,322,664	13,683,843	21	4,118,844	6	9,564,999	14		0	

## Office Dress Code Policy

**Purpose:** The Douglas County Board of Assessors values professionalism, respect, and individual expression. This dress code policy aims to ensure a professional appearance that reflects positively on our organization while accommodating the diverse roles and needs of our employees, both in office and field environments. This policy should be used in conjunction with Douglas County Dress Code (Sec. 13-146). If there is a conflict between the Douglas County Dress Code Sec. 13-146 and this policy, this policy will prevail.

### General Guidelines:

#### 1. Office Attire: (Mon. – Thurs.)

##### 2. Men:

- Business casual: Dress slacks or khakis, collared shirts (polo shirts, loafers or dress shoes).
- **Not allowed:** no tank tops or open back shirts; no shorts; no sweatpants or active wear. No slogan t-shirts or jeans with holes/tears.

##### Women:

- Business casual: Dress slacks, khakis, or skirts (of appropriate length), blouses or tops, sweaters, dress shoes, flats, or heels. Clothing must not be higher than two (2) inches above the middle of the knee.
- **Not allowed:** no tank tops, racerback or open back shirts; no skirts with high splits; no sweatpants or active wear. Leggings/tights must be worn with a finger-tip length top. No slogan t-shirts or jeans with holes/tears.

#### 3. Field Attire:

- **Men and Women:** Employees are expected to wear attire that complies with safety regulations and is appropriate for the conditions of the work environment.
- Field-specific attire: khakis, jeans (no holes or tears), or shorts (of appropriate length – clothing must not be higher than two (2) inches above the middle of the knee); collared shirts (short or long sleeve is allowed); tennis shoes or boots; safety vest with the County Logo and County identification should also be included.
- When on new construction sites please wear County helmet.

#### 4. Footwear:

- To keep the workplace safe and the environment professional, the following shoe types should not be worn to work: flip flops, crocs, excessively worn or soiled shoes, or any shoes that the **department head** feels are inadequate for the workplace and the environment in which it is worn.

#### 5. Hair Guidelines:

##### Men:

- Hair should be neatly groomed and maintained in a manner that does not interfere with job duties or safety. Facial hair, including beards and mustaches, should be neatly trimmed and groomed.

**Women:**

- Hair should be neatly styled and maintained in a manner that does not interfere with job duties or safety.

**6. Tattoos and Piercings:**

- Tattoos: Visible tattoos are permitted, except for placement on the face, head, arms or neck (unless covered). Appraisers work outdoors and are allowed to wear shorts when in the field. If you have a tattoo on your legs that is visible and questionable please see your supervisor and/or Dept. Head.
- Tattoos that depict nudity, offensive or inappropriate language or images are not permitted to be visible.
- Piercings: Visible piercings on the face to be removed for customer- facing employees within the department and to ensure a safe workplace.

**If your tattoos or piercings involve religious practices or beliefs, please see your supervisor and/ or Department Head.**

**7. Casual Attire (Casual Fridays or Special Events):**

- Casual Fridays: Employees may dress in casual attire, such as jeans (no holes or tears), casual collared tops, and sneakers. Clothing should still be neat and clean and appropriate for a professional workplace.
- Special Events: Attire may vary depending on the event (e.g., client meetings, presentations). Employees should dress to reflect the formality of the event.

**8. Guidelines for All Employees:**

- Clothing should be clean, pressed, in good condition and devoid of unpleasant perfumes and body odor.
- Avoid clothing that is excessively worn, torn, or faded.
- Avoid clothing with offensive language or graphics.
- Ensure that clothing is not excessively revealing or provocative.
- Avoid tee shirts or uncollared shirts and tank tops.
- Employees should maintain an acceptable level of bodily hygiene to ensure that interactions with other staff and clients remain positive and pleasant.

**9. Exceptions:**

- Special accommodations may be made to this dress code, based upon health reasons documented by a physician's note.
- Exceptions to this policy may be granted for religious beliefs.
- Employees requiring a special accommodation or an exception should consult with Human Resources for approval.

**Conclusion:** Maintaining a professional appearance is essential to our department's success and reputation. By adhering to this dress code policy, employees contribute to a positive work environment and uphold our department's values.

**Note:** If the dress code policy contradicts the rules of your faith or is offensive to you in any way, please contact your supervisor.