



Oconee County Board of Tax Assessors

Board of Tax Assessors
Greg Hayes, Chairman,
Danny Mobley, Vice-Chairman
Jim Luke
Donna Smith Fee
Trey Downs
Carol Gurley, Secretary

Minutes: Oconee County Board of Tax Assessors
April 13, 2021

Members Present: Greg Hayes, Danny Mobley, Jim Luke, Donna Smith Fee, Trey Downs & Carol Gurley (Secretary)

Visitors Present: Allen Skinner, Amanda Shelton, Brian Bray, Michael Pruett, James Harris & Matthew Smith

- Greg Hayes called the meeting to order, the motion was made by Jim Luke and the second was made by Donna Fee.
- With unanimous approval the Board approved the March 9, 2021 minutes. The motion was made by Donna Fee and the second was made by Danny Mobley.

- The following new CUV applications were unanimously approved with the motion made by Jim Luke and the second was made by Danny Mobley:

* A-01-013B	Jason & Morgan Power	10.00 ac	👍
* A-01-036	Linda Gayle Sims	18.00 ac	👍
* A-01-052B	Tony & Jennifer Smith	10.00 ac	👍
* A-02-029C	Larry Davison	12.45 ac	👍
* A-03-002FA	Western Drive, LLC	32.00 ac	👍
* A-03-013B	JDW Oconee, LLC	56.84 ac	👍
* A-04-014C	Dirty South Farms, LLC	18.36 ac	👍
* A-04-014D	"	18.36 ac	👍
* A-04-014E	"	28.37 ac	👍
* A-04-014B	"	18.36 ac	👍
* A-04-014	"	28.74 ac	👍
* A-05-038AA	Brian & Jill Hall	7.64 ac	Addendum 11.49 ac 👍
* A-06A-021	Julie Memler	2.94 ac	Addendum 9.03 ac 👍
* A-06A-021A	"	9.03 ac	👍
* A-09-001A	Michael & Megan Reuter	25.00 ac	👍
* A-09-004AB	Dan Prigden	13.68 ac	👍
* A-11-025B	Amos & Martha Howard	9.32 ac	Addendum 5.00 ac 👍
* A-11-052BA	"	5.00 ac	👍
* B-01-026DF	Haley Brown	13.87 ac	👍
* B-01-088	Mrs. Jewell Gunter	48.02 ac	👍
* B-02-038G	Scott & Trena Shuman	10.00 ac	👍
* B-05-042	Raymond & Christine Williams	155.30 ac	👍
* B-06-022A	KBB, LLC	11.80 ac	👍
* B-09-020A	James Greene Estate	82.00 ac	👍
* C-03-006A	Deanne Powell Hill	7.00 ac	See Continuations 👍
* C-03-003	Mike Thornton	2.50 ac	Addendum 1.80 & 7.00 ac 👍
* C-03-004	"	1.80 ac	👍
* C-05-044E	Daniel & Beth Lovern	14.68 ac	👍
* C-07-005	Thomas Branch	3.75 ac	Addendum 331.33 ac 👍
* C-09-017	Patti Faulkner	96.91 ac	👍

- The following CUV continuations were unanimously approved with the motion made by Donna Fee and the second was made by Trey Downs:

* A-03-019	Cathy Whitehead	31.47 ac	2018
* A-03C-011	Ivan Rios & Ana Rhodes	11.25 ac	2018
* A-07-024AA	Aaron & Lindsey Cavin	10.00 ac	2018
* A-07-027B	Allison Goff	10.00 ac	2018
* A-08-015ABA	Robert Fine	45.94 ac	2016
* B-01-92B	Jennifer Truitt	9.74 ac	2013 Addendum 4.20 ac
* B-01-103	Donna Dunaway	22.13 ac	2012
* B-01-103J	Donna Dunaway & etal	10.00 ac	2012
* B-01-103I	Denise Butler	19.19 ac	2012
* B-09-002BC	Alvarado, Michael & etal	10.00 ac	2019
* B-11-032B	Forrest & Denise Fulton	81.39 ac	2016
* B-11-032BB	"	12.20 ac	2016
* B-11-032BC	Tyler & Jessica McClure	13.41 ac	2016
* C-03-006A	Mike Thornton	7.00 ac	2021 Addendum 1.80 & 7.00 ac
* C-04-026N	Kathryn Jones	12.96 ac	2016
* C-04-028B	Linda Culp	12.09 ac	2012
* C-05-013	Matthew Russell	17.64 ac	2014
* C-05-013A	"	46.38 ac	2014
* C-09-027	David Hayes & etal	60.00 ac	2012
* D-01-003	WAC Shack, LLC	126.00 ac	2014
* D-01-010	Marjorie Maxey	55.26 ac	2017
* D-01-010	Karen Maxey	55.26 ac	2017

- The following less than 10.00 acre CUV applications were unanimously approved with the motion made by Danny Mobley and the second was made by Donna Fee:

* A-02-015E	Jason & Heather Koltes	5.80 ac	Livestock 🐾
* A-07-009F	Ruth & Ray Lester	9.42 ac	Horses 🐾
* B-01-075BA	Sherline Terri	5.63 ac	Lease, hay 🐾

- The following CUV Releases were granted due to the 65 early out and 13 consecutive years in the program and/ or death of a party to the covenant. Both were unanimously approved with no penalty due. The motion was made by Donna Fee and the second was made by Trey Downs:

* B-10-016K	Catherine Hartley	14.31 ac	Deceased
* C-05-036O	Stanley Wilkinson	17.94 ac	Deceased
* C-06-012	Matt Thompson	126.89 ac	65 Early Out

- The following CUV Letter of Intent to Breach was unanimously approved for mailing. The motion was made by Jim Luke and the second was made by Danny Mobley:

* A-11-001	Oconee Plantation, LLC	116.95 ac	2012
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- The exempt property application for Life Church of Athens, Inc., parcel C-03-016, with 8.91 acres was unanimously denied with the motion made by Trey Downs and the second by Donna Fee.

- The CUV & FLPA Values for 2021 Digest were unanimously approved with the motion was made by Donna Fee and the second was made by Danny Mobley.

	W1	W2	W3	W4	W5	W6	W7	W8	W9
CUV/FLPA	1259	1140	1028	931	857	805	759	697	632
	A1	A2	A3	A4	A5	A6	A7	A8	A9
CUV	1850	1650	1467	1296	1161	1037	930	843	759

- With unanimous approval the property of the Augusta Verner Estate, tax parcel, C-03-021X, with 0.590 of an acre was placed on the 2021 digest. The motion was made by Donna Fee and the second was made by Trey Downs.

- The following revision of Policy Number BOA 49 - Form Number – 011 Application for Georgia Code Title 50. State Government § 50-18-72 Non-Disclosure, was unanimously approved with the motion made by Jim Luke & the second by Trey Downs:

- (21.1)(A)Records of the Department of Human Services concerning any foster parent or former foster parent that reveal his or her name, home address, etc. or “foster parent or former foster parent” meaning individuals who were approved to serve in such capacity by the Division of Family and Children Services of the Department of Human Services or a child-placing agency licensed in accordance with [Code Section 49-5-12](#)

Comments:

Please provide supporting paperwork/documents for consideration with your application for non-disclosure

- The removal of the following homesteads due to the physical and mailing address being different were unanimously approved. The motion was by Trey Downs & the second by Donna Fee.

PARCELID	OWNER__LAS
A 02B 018A	Douce
A 03 017D	Bell
A 03C 013	Mcgraw
A 07D 044	Hunter
A 09 012A	Lang
B 01K 018B	Pasha
B 02A 014	Oliver
B 02H 015	Tsou
B 02N 032A	Cantrell
B 03E 047A	Daniel
B 03I 008A	Davis
B 04J 009C	Mavar
B 04J 055A	Damani
B 06D 019D	Hohe
B 08 008	Lathrup
B 10 001H	Ware
B 10 025A	Clarke
B 11 043D	Mccannon
C 01 026	Slaton
C 01E 016	Droze
C 01E 039	Henson
C 01F 003	Thornton
C 01H 025A	Whatley
C 01M 034A	Brown
C 01T 011D	Mcclendon
C 02AD007B	Johnson
C 02T 004D	Adams
C 02U 022B	Smith
C 03B 035A	Mercer
C 03C 010C	Scheer
C 03E 012	Dewald
C 03K 015A	Duman
C 04C 035C	Sonon
C 05D 081	Oosthuizen
D 01 005D	Wilkes
W 09 015	Carter

- With unanimous approval, BOA Policy 18 saturation adjustments were made as follows. The motion was made by Donna Fee and the second by Danny Mobley:

The amount of reduction an owner will receive will be based on the number of vacant lots an individual or a corporation owns. The titling must be identical within that subdivision to receive a larger saturation rate.

01 – 10	100%
11 – 20	95%
21 – 40	90%
41 – 60	85%
61 – 80	80%
81 – 100	75%
101 – 120	70%
121 – 140	65%
141 – 160	60%
161 – 180	55%
181 – 200	50%

- Improved & vacant commercial, industrial & transitional base cost schedules (attached) that were changed for digest 2021 were unanimously approved. The motion was made by Danny Mobley and the second by Donna Fee.
- The regular meeting was adjourned & moved to go into the settlement conference. The motion was made by Jim Luke and the second was made by Danny Mobley.
- During the settlement conference Allen Skinner, Chief Appraiser, presented the comparables used at the BOE hearing to defend the 2021 value on B-06P-003. After Mr. Skinner spoke James Harris presented his supporting documentation for what he felt was a more fair value (see attached).

Once both parties had presented their sides to what they felt was a more fair & equitable value for B-06P-003, Jim Luke made the motion to go into Executive Session to review and deliberate both parties values. With unanimous approval, the second was then made by Trey Downs.
- The Board unanimously voted to come out of Executive Closed Session. The motion was made by Trey Downs and the second by Danny Mobley.
- Greg Hayes, Chairman, advised Mr. Harris of the Boards decision of no change on the BOE value of \$461,000.
- After no further business, the Board unanimously adjourned the meeting with the motion made by Danny Mobley and the second by Trey Downs.

Respectfully submitted,

Carol N. Gurley, Secretary