

Douglas County Board of Assessors

January 08, 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 Secretary), Eugene Roberts III (Personal Property Manager), Meredith Germain (BOA Attorney), Lynn Weathington (Appraisal Consultant), Joseph McPherson (Senior Appraiser), Joey Craig (Senior Appraiser), and Tamika Gross (Administrative Coordinator, virtual).

Chairman Robert Foran called the meeting to order at 9:01a.m.

Robert Foran opened the floor for the election of Chairman of the Board of Assessors for 2025. Herschel Clark made the motion to elect Robert Foran as Chairman and Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

Robert Foran opened the floor for the election of Vice Chairperson of the Board of Assessors for 2025. Herschel Clark made the motion to elect Rita Fasina-Thomas as Vice Chairperson and Kella Nelson seconded the motion. Motion carried unanimously.

Robert Foran opened the floor for the election of Secretary of the Boards of Assessors for 2025. Rita Fasina-Thomas made the motion to elect Adrean Larcheveaux and Herschel Clark seconded the motion. Motion carried unanimously.

Robert Foran opened the floor for the election of Recording Secretary of the Board of Assessors for 2025. Rita Fasina-Thomas made the motion to elect Tamika Gross and Herschel Clark seconded the motion. Motion carried unanimously.

Robert Foran opened the floor for the re-appointment of Chief Appraiser for 2025. Rita Fasina-Thomas made the motion to reappoint Steve Balfour and Herschel Clark seconded the motion. Motion carried unanimously.

Robert Foran opened the floor for the re-appointment of Turner Ross Germain LLC to continue as BOA Attorney for 2025. Herschel Clark made the motion to re-appoint Turner Ross Germain LLC as BOA Attorney and Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

The BOA Chairman presented the motion for continued use of the (JD Power) pricing manuals for vehicles and boats, and the VREF manual for planes. Rita Fasina-Thomas made the motion to approve the pricing manuals and Herschel Clark seconded the motion. Motion carried unanimously.

Robert Foran raised the motion for the approval of the previous BOA meeting and Executive Session Minutes of December 18th, 2024. Herschel Clark made the motion to approve the previous BOA meeting and Executive Session minutes. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

Personal Property Digest Changes

Eugene Roberts presented the 2024-2022 Personal Property Administrative Changes. Herschel Clark made the motion to approve Administrative Changes. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

Eugene Roberts presented the 2024 Homestead Approvals. Rita Fasina-Thomas made the motion to approve the Homestead approvals. Herschel Clark seconded the motion. Motion carried unanimously.

– 2024 Homestead Approvals

Eugene Roberts presented the 2024 Homestead Appeals BOE Results. Herschel Clark made the motion to approve the Homestead Appeals BOE Results. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

– 2024 Homestead Appeals BOE Results

BOE December 18, 2024 Personal Property & Homesteads								
	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	P13635	Lindeman, Gerald (Boat)	\$11,810	\$11,810	0.0%	no	No Change
2	2024	0005-015-0003	V/4.00 ACRES, YEAGER ROAD @ CARROLL DRIVE	-	-	N/A	yes	Homestead Exemption Denied
3	2024	0739-182-0031	HSE/LOT #33, WILLOW BEND S/D	-	-	N/A	yes	Homestead Exemption Denied
4	2024	0074-035-0025	HSE/3.00 ACRES DOWNS RD @ HWY 5	-	-	N/A	yes	Homestead Exemption Denied
5	2024	0171-025-0044	HSE/LOT #D, ANDY MOUNTAIN S/D, UNIT 2	-	-	N/A	yes	Homestead Exemption Denied
6	2024	0810-182-0070	HSE/LOT #90, KENSINGTON PARK S/D, PHASE 2A-2	-	-	N/A	yes	Homestead Exemption Denied
7	2024	0185-035-0015	HSE/2.52 AC, TRACT #3D LANGLEY FARM	-	-	N/A	yes	Homestead Exemption Denied
8	2024	0220-025-0009	HSE/4.79 ACRES, CEDAR MOUNTAIN ROAD	-	-	N/A	yes	Homestead Exemption Denied
9	2024	0129-015-0067	HSE/LOT #23, TARA WOODS ESTATES S/D, U-1	-	-	N/A	yes	Homestead Exemption Denied

Real Property Digest Changes

Adrean Larcheveaux recommended denial of the late appeal. Herschel Clark made the motion to approve the denial of the late appeal. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

#	Year	Parcel	Legal	Reason
1	2024	0639-013-0001	HSE/1.69 AC +, LOT #78 WOOD PLACE @ STONECREEK	Filed past the deadline 7/29/2024, Not on return Mail List

Adrean Larcheveaux presented Administrative Changes for 2024-2022. Rita Fasina-Thomas made the motion to approve Administrative Changes. Herschel Clark seconded the motion. Motion carried unanimously.

– 2024 – 2022 Real Property Administrative Changes

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

– 2024 Residential Appeal Agreements

Residential Appeal Agreements							
#	Year	Parcel	Description	BOA Value	Agreed Upon Value	% Change	Results/Reason
1	2024	0125-025-0055	BLDG/POOL/LOT #31, EXECUTIVE HEIGHTS S/D	\$45,900	\$4,550	-90.1%	Removed pool, unbuildable, stream (prior value \$7,400, lot \$2,400)
2	2024	0108-015-0034	HSE/LOT #19, WHISPERING WOODS ESTATES, U-2	\$259,700	\$217,400	-16.3%	Field check, condition issues, (prior value \$81,180 override)

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

– 2024 BOE Residential Results

BOE December 17, 2024 RESIDENTIAL								
	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	0153-025-0098	HSE/1.00 ACRE, PT LOT #3, DANLEY HILLS	\$502,200	\$502,200	0.0%	yes	No Change
2	2024	0097-025-0050	HSE/LOT #76, DEVONSHIRE S/D	\$196,900	\$196,900	0.0%	yes	No Change
3	2024	0070-025-0004	HSE/57.965 ACRES, MASON CREEK ROAD	\$429,700	\$429,700	0.0%	no	No Change
4	2024	0218-025-0123	HSE/LOT #71 CEDAR MOUNTAIN PARK U-2	\$298,400	\$298,400	0.0%	no	No Change
5	2024	0218-025-0119	HSE/LOT #67 CEDAR MOUNTAIN PARK U-2	\$291,800	\$291,800	0.0%	no	No Change
6	2024	0218-025-0118	HSE/LOT #66 CEDAR MOUNTAIN PARK U-2	\$295,000	\$295,000	0.0%	no	No Change
7	2024	0206-025-0095	HSE/LOT #59 MAGNOLIA @ MIRROR LAKE	\$264,000	\$264,000	0.0%	no	No Change
8	2024	0128-025-0142	HSE/LOT 25, STEWART MILL ACRES S/D	\$284,600	\$284,600	0.0%	no	No Change
9	2024	0131-025-0096	HSE/LOT #3, AUDUBON FOREST S/D	\$332,600	\$332,600	0.0%	no	No Change
10	2024	0132-025-0096	HSE/LOT #45, GREGORY HEIGHTS S/D	\$211,200	\$211,200	0.0%	no	No Change
11	2024	0156-025-0009	HSE/0.92 AC LOTS #20 & #21, FARVIEW ESTATES	\$189,700	\$189,700	0.0%	no	No Change
12	2024	0158-025-0021	HSE/LOT #39, CORONADO FOREST S/D	\$204,400	\$204,400	0.0%	no	No Change
13	2024	0204-025-0179	HSE/LOT #153, BRANDY WINE LAKE, PH 2	\$398,200	\$398,200	0.0%	no	No Change
14	2024	0204-025-0172	HSE/LOT #146, BRANDY WINE LAKE, PH 2	\$325,100	\$325,100	0.0%	no	No Change
15	2024	0029-025-0028	MH/1.538 ACRES, LOT #3, WILLIAM HENDRIX PROP	\$55,300	\$51,900	-6.1%	yes	Uniformity
16	2024	0029-025-0009	HSE/3.976 ACRES, LOT #5, WILLIAM J. HENDRIX P	\$140,200	\$140,200	0.0%	yes	No Change
17	2024	0129-025-0144	HSE/LOT #57, CHEROKEE MANOR	\$247,000	\$247,000	0.0%	yes	No Change
18	2024	0097-025-0067	HSE/LOT #47, DEVONSHIRE S/D	\$208,900	\$208,900	0.0%	yes	No Change
19	2024	0170-025-0017	HSE/1.63 ACRES, OFF U.S. HIGHWAY 78	\$134,400	\$134,400	0.0%	yes	No Change
20	2024	0077-025-0001	V/11.0 ACRES, SANTA FE ASSOCIATES PROPERTY	\$104,100	\$104,100	0.0%	yes	No Change
21	2024	0107-025-0039	HSE/1.00 ACRE, POOL ROAD	\$232,500	\$232,500	0.0%	no	No Change
22	2024	0115-025-0256	HSE/LOT #21 LUTHER'S MILL S/D	\$278,600	\$278,600	0.0%	no	No Change
23	2024	0106-025-0037	HSE/LOT #34, NOLANDWOOD LAKE, U-2	\$556,500	\$556,500	0.0%	yes	No Change
24	2024	0100-025-0064	HSE/PART OF LOTS #1 & #40, BRIGHT STAR S/D, U	\$239,200	\$239,200	0.0%	no	No Change
25	2024	0097-025-0050	HSE/LOT #76, DEVONSHIRE S/D	\$196,900	\$196,900	0.0%	yes	No Change
26	2024	0004-025-0084	HSE/0.53 AC LOT #9 GRAND OAKS @KINGS WAY	\$635,500	\$635,500	0.0%	yes	No Change
27	2024	0004-025-0093	HSE/0.46 AC LOT #18 GRAND OAKS @KINGS WAY	\$668,200	\$668,200	0.0%	yes	No Change
28	2024	0013-025-0004	HSE/1.19 ACRES, TYREE RD.	\$375,400	\$375,400	0.0%	yes	No Change
29	2024	0004-025-0091	HSE/0.61 AC LOT #16 GRAND OAKS @KINGS WAY	\$575,800	\$575,800	0.0%	yes	No Change
30	2024	0011-025-0030	V/3.541 AC, TRACT 3, TYREE RD	\$52,400	\$40,000	-23.7%	yes	Based on limited vacant land sales, uniformity
31	2024	0009-025-0008	MH/3.30 ACRES +, BANKS MILL RD	\$87,200	\$50,000	-42.7%	yes	Based on limited vacant land sales, uniformity
32	2024	0193-025-C029	HSE/LOT, CHICAGO AVENUE	\$186,400	\$186,400	0.0%	yes	No Change
33	2024	0120-025-0029	HSE/13.84 ACRES +, POST ROAD	\$328,000	\$328,000	0.0%	yes	No Change
34	2024	0120-025-0073	HSE/0.50 ACRE, RICHARDSON RD	\$264,700	\$264,700	0.0%	yes	No Change
35	2024	0004-025-0095	HSE/0.46 AC LOT #20 GRAND OAKS @KINGS WAY	\$567,500	\$567,500	0.0%	yes	No Change
36	2024	0193-025-A039	HSE/LOT #65, CEDAR PLACE	\$294,200	\$294,200	0.0%	yes	No Change

– 2024 BOE Residential Results Continued

BOE December 18, 2024 Residential								
	Year	Parcel	Description	BOA Value	BOE Value	% Change	Show?	Result
1	2024	0708-013-0052	HSE/LOT #199, STONECREEK S/D, UNIT 4	\$308,300	\$308,300	0.0%	yes	No Change

Commercial Property Digest Changes

Joey Craig presented the 2024 Commercial Hearing Office Appeal Agreements. Herschel Clark made the motion to approve the 2024 Commercial Hearing Officer Appeal Agreements. Rita Fasina-Thomas seconded the motion. Motion carried unanimously.

– 2024 Commercial Hearing Officer Appeal Agreements

Commerical Hearing Officer Agreements							
#	Year	Parcel	Description	BOA Value	Agreed Upon Value	% Change	Result
1	2024	0020-015-0045	BLDG/0.32 ACRE, E BROAD STREET @ DUNCAN ST	\$753,100	\$753,100	0.0%	No Change
2	2024	0073-015-0140	SHPG CTR/7.484 AC CHAPEL HILL RD @ ANNEEWAKE	\$7,931,800	\$7,138,600	-10.0%	Uniformity
3	2024	0020-015-0261	BLDG/0.69 ACRE, GRADY ST (CORTEZ MINI-MALL)	\$592,900	\$545,000	-8.1%	High Vacancy

CUVA Statuses

Lynn Weathington presented the CUVA Statuses. Herschel Clark made the motion to approve the continuation of CUVA Releases. Kella Nelson seconded the motion. Motion carried unanimously.

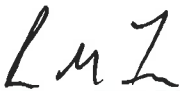
RELEASE OF CURRENT USE						
#	PARCEL #	OWNERSHIP	YR	DB/PG	LEGAL	DISCUSSION
1	00970150001	BOGGS, NELL	2014	321B/799-800	HSE/79.09 ACS, OAK HILL RD	RELEASE SIGNED
2	00970150001	BOGGS, NELL	2022	4191/320-321	HSE/79.09 ACS, OAK HILL RD	(cont.) RELEASE SIGNED
3	01050150043	SHEALEY, ED ETAL	2014	321B/801-803	BARN/36.24 ACS, POPE RD	RELEASE SIGNED
4	00420250013	SEARY, JAMES AND DELAINE	2003	1756/271	HSE/10.00 ACS, JENKINS RD	RELEASE SIGNED
5	00420250016	SEARY, JAMES AND DELAINE	2003	1756/272	BARN/SHED /10.00 ACS, JENKINS RD	RELEASE SIGNED
6	00420250013	SEARY, JAMES AND DELAINE	2013	3121/898-900	HSE/10.00 ACS, JENKINS RD	(renewal) RELEASE SIGNED-one cov w/16
7	00420250016	SEARY, JAMES AND DELAINE	2013	3121/898-900	BARN/SHED /10.00 ACS, JENKINS RD	(renewal) RELEASE SIGNED-one cov w/13
8	00880250002	ANDERSON, CHARLES	2014	3209-986-987	2HSES/56.01 ACS., POOL RD	RELEASE SIGNED
9	01090250008	60/40 LAND CO, INC	2009	2787/736-737	V/38.26, TRACT#3, CLINTON EST	RELEASE/TERMINATION BY BOA
10	01090250008	60/40 LAND CO, INC	2013	3156/1037-1038	V/38.26, TRACT#3, CLINTON EST	RELEASE/TERMINATION BY BOA
11	01090250008	REDDING, BURNELL & BETTY	2021	3920/958-959	V/38.26, TRACT#3, CLINTON EST	(cont) RELEASE/TERM BY BOA
12	01090250009	60/40 LAND CO., INC	2009	2787/738-739	V/39.57, TRACT#4 CLINTON EST	RELEASE/TERMINATION BY BOA
13	01090250009	60/40 LAND CO., INC	2013	3156/1035-1036	V/39.57, TRACT#4 CLINTON EST	RELEASE/TERMINATION BY BOA
14	01090250009	REDDING, BURNELL & BETTY	2021	3920/960-961	V/39.57, TRACT#4 CLINTON EST	(cont) RELEASE/TERM BY BOA
15	02200250006	CAIN, JERRY	2003	1832/152	HSE/14.87 ACS., CEDAR MTN RD	RELEASE SIGNED
16	02200250006	CAIN, JERRY	2013	3109/889-890	HSE/14.87 ACS., CEDAR MTN RD	RELEASE SIGNED
17	02280250001	THEMIS ASSET RECOVERY, INC	2014	3223/355-356	V/79.40 ACS., DORRIS RD	RELEASE/TERMINATION BY BOA
18	01870350010	STRICKLAND, LOUIE SHERMAN	2003	1953/406	NV HSE/22.09 ACS., GA HWY 166	RELEASE SIGNED
19	01870350035	STRICKLAND, LOUIE SHERMAN	2003	1972/618	2HSES/87.70 ACS., GA HWY 166	RELEASE SIGNED
20	01870350010	STRICKLAND, LOUIE SHERMAN	2003	1972/619	NV HSE/25.50 ACS., GA HWY 166	RELEASE SIGNED
21	01870350045	STRICKLAND, LOUIE SHERMAN	2003	1972/620	V/18.41 ACS., OFF GA HWY 166	RELEASE SIGNED
22	01870350035	STRICKLAND, LOUIE S.	2013	3133/400-402	HSE/43.70 ACS., GA HWY 166	RELEASE SIGNED- (one cov w/10 and 45)

Chief Appraiser Comments

Steve Balfour spoke to the BOA members regarding the following:

- Changes to come with House Bill 581
- Homestead transitioning to the Tax Commissioner's Office
- Utility Appeal (Meredith Germain gave an overview of the Public Utility Appeal Process)

The BOA next meeting will be on Thursday, January 23, 2025. Rita Fasina-Thomas made the motion to adjourn the meeting. Herschel Clark seconded the motion. Motion carried unanimously at approximately 9:44a.m.



Robert Foran, Chairperson



Herschel Clark, Member



Rita Fasina-Thomas, Vice Chairperson



Kella Nelson, member



Adrean Larcheveaux, Board Secretary

Sworn to and subscribed before me this 23 day of January, 2025.



Tamika Gross, Recording Secretary

My commission expires:

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

