

The following is a draft of the actions taken at the April 01, 2025, meeting. This document has not been reviewed or approved and is not an official record of the meeting. The Board will approve the official minutes on May 06, 2025.



**Columbia County Board of Assessors
Agenda for April 1, 2025, at 4:30 PM
First Floor Conference Room
Building C, Evans, Georgia**

Charles Sharpe
Chairman

Wes Fuller
Vice Chairman

George Bratcher
Member

Michael Rhodes
Member

Trey Kennedy
Member

A. CALL TO ORDER

Chairman Sharpe called the meeting to order at 4:30 p.m.

B. ROLL CALL/QUORUM

Chairman Sharpe declared a quorum. Mr. Bratcher was not present at the meeting.

C. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(C1) March 4, 2025 - BOA Meeting

Mr. Rhodes made a motion to approve the minutes of the March 04, 2025, Board of Assessors Meeting as presented. The motion was seconded by Mr. Fuller and carried unanimously.

D. PRESENTATION AND APPROVAL OF THE AGENDA

Mr. Rhodes made a motion to approve the agenda as written. The motion was seconded by Mr. Fuller and carried unanimously.

E. SETTLEMENT CONFERENCE

(E1) Madison Heights LLC - 066 008C - (2-21-2025) - Settled

Mr. Aune updated the Board on the February 21, 2025, Settlement Conference on Parcel #066 008C. Mr. Rhodes made a motion to close the Settlement Conference with an agreement in valuation. The motion was seconded by Mr. Fuller and carried unanimously.

(E2) AMC 20 LLC - 074 118 - (2-24-2025)

Mr. Aune updated the Board on the February 24, 2025, Settlement Conference on Parcel #074 118. Mr. Rhodes made a motion to close the Settlement Conference with no valuation agreement met. The motion was seconded by Mr. Fuller and carried unanimously.

(E3) Nazir Ahmad Sheikh - 078H578 - (3-18-2025)

Mr. Aune updated the Board on the March 18, 2025, Settlement Conference on Parcel #078H578. Mr. Rhodes made a motion to close the Settlement Conference with no valuation agreement met. The motion was seconded by Mr. Fuller and carried unanimously.

(E4) Anthony & Cathy Deprizio - Attorney Jim Trotter - 082 030 - (3-20-2025)

Mr. Aune updated the Board on the March 20, 2025, Settlement Conference on Parcel #082 030. Mr. Rhodes made a motion to close the Settlement Conference with a valuation agreement met. The motion was seconded by Mr. Fuller and carried unanimously.

(E5) TrueCare of Augusta LLC - 072 266 - (3-31-2025)

Mr. Aune updated the Board on the March 31, 2025, Settlement Conference on Parcel #072 266. Mr. Rhodes made a motion to table the Settlement Conference to allow the taxpayer to supply additional information. The motion was seconded by Mr. Fuller and carried unanimously.

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(E6) Gateway Hospitality LLC - Attorney John Manton III - 062 2651 - (3-25-2025)

Mr. Aune updated the Board on the March 25, 2025, Settlement Conference on Parcel #062 2651. Mr. Rhodes made a motion to close the Settlement Conference with no valuation agreement met. The motion was seconded by Mr. Fuller and carried unanimously.

(E7) James Waters II - 077B391 - (1-10-2025) - Settled

Mr. Aune updated the Board on the January 10, 2025, Settlement Conference on Parcel #077B391. Mr. Rhodes made a motion to close the Settlement Conference with a valuation agreement met. The motion was seconded by Mr. Fuller and carried unanimously.

F. REVALUATION UPDATES

(F1) Revaluation Updates

Mr. Aune discussed Revaluation Updates with the Board.

G. PERSONNEL UPDATES

Mr. Aune updated the Board on personnel.

H. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(H1) Corrections

(H1a) 2022 - 2023 - 2024 - Personal Property Corrections

Mr. Rhodes made a motion to approve staff recommendations on Personal Property Corrections and Decision Letters. The motion was seconded by Mr. Fuller and carried unanimously.

(H2) Review

(H2a) 2024 - Personal Property Reviews

Mr. Rhodes made a motion to approve staff recommendations on Personal Property Reviews and Decision Letters. The motion was seconded by Mr. Fuller and carried unanimously.

(H3) Motor Vehicle Appeals

(H3a) 2025 - Motor Vehicle Appeals with a Value Change.

Mr. Rhodes made a motion to approve staff recommendations on Motor Vehicle Appeals and Decision Letters. The motion was seconded by Mr. Fuller and carried unanimously.

I. CONSERVATION AND FLPA

(I1) Breach Discussion parcel # 015A041

After discussion, a motion was made by Mr. Rhodes to send a 30-day Breach letter to the owner of parcel #015A041. The motion was seconded by Mr. Fuller and carried unanimously.

J. CONFLICT WORK FOR 2025 APPEALS

(J1) 2025 - Conflict Cases - The Nelson Law Group

The Board approved The Nelson Law Group to represent The Tax Assessors Office as conflict counsel on 2025 tax appeals with a motion by Mr. Rhodes, seconded by Mr. Fuller. The motion carried unanimously.

K. REAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(K1) Appeals

(K1a) 2025 - Mobile Home Appeals with a Value Change.

Mr. Rhodes made a motion to approve staff recommendations on Mobile Home Appeals with a value change and Decision Letters. The motion was seconded by Mr. Fuller and carried unanimously.

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(K2) Corrections

(K2a) 2025 - Mobile Home Corrections

Mr. Rhodes made a motion to approve staff recommendations on Mobile Home Corrections and Decision Letters. The motion was seconded by Mr. Fuller and carried unanimously.

(K2b) 2024 - Residential Corrections

Mr. Rhodes made a motion to approve staff recommendations on Residential Corrections and Decision Letters. The motion was seconded by Mr. Fuller and carried unanimously.

(K2c) 2022 - 2023 - 2024 - Mapping Corrections

Mr. Rhodes made a motion to approve staff recommendations on Real Property Mapping Corrections and Decision Letters. The motion was seconded by Mr. Fuller and carried unanimously.

(K2d) 2022 - 2023 - 2024 - Deed Corrections

Mr. Rhodes made a motion to approve staff recommendations on Real Property Deed Corrections and Decision Letters. The motion was seconded by Mr. Fuller and carried unanimously.

L. SUPERIOR COURT UPDATE

Mr. Aune updated the Board on current Superior Court cases.

M. NEXT BOARD MEETING DATE

(M1) May 6, 2025 - Next Board of Assessors Meeting

N. ADJOURNMENT

Mr. Rhodes made a motion to adjourn the meeting at 5:45 p.m. The motion was seconded by Mr. Fuller and carried unanimously. The next scheduled meeting is May 6, 2025.

Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

George Bratcher, Member

Donna L. Wiley, Secretary