



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

Present at the meeting included:
Charles Sharpe, Chairman
Wes Fuller, Vice Chairman
George Bratcher, Member
Michael Rhodes, Member
Trey Kenney, Member

Staff members:
Morgan Aune, Chief Appraiser
Matt McFatridge, Deputy Chief
Adam Searcy, Deputy Chief
Grant Mixon, Residential Manager
Jenelle Hutchinson, Personal & Commercial Property Manager
Donna Wiley, Secretary

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.

C. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(C1) June 03, 2025 - BOA Meeting

Mr. Bratcher made a motion to approve the minutes of the June 03, 2025, Board of Assessors Meeting as presented. The motion was seconded by Mr. Rhodes and carried unanimously.

D. PRESENTATION AND APPROVAL OF THE AGENDA

(D1) July 01, 2025 - BOA Meeting

Mr. Bratcher made a motion to amend the agenda to review the 2025 - Qualified Timberland Property Assessments. The motion was seconded by Mr. Rhodes and carried unanimously.
The Board reviewed the 2025 - Qualified Timberland Property Assessments.

E. REVALUATION UPDATES

Mr. Aune discussed Revaluation Updates with the Board.

F. PERSONNEL UPDATES

Mr. Aune introduced Jenelle Hutchinson as the new Personal Property/Commercial Manager, replacing Matt McFatridge who took the vacant Deputy Chief position.

G. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(G1) Corrections

(G1a) 2023 - 2024 - Personal Property Corrections

Mr. Bratcher made a motion to approve staff recommendations on 2023 - 2024 - Personal Property Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(G2) Review

(G2a) 2022 - 2023 - 2024 - Personal Property Reviews

Mr. Bratcher made a motion to approve staff recommendations on 2022 - 2023 - 2024 - Personal Property Reviews and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

The following is a draft of the actions taken at the July 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 August 05, 2025.

(G3) Notification of Findings

(G3a) 2022 - 2023 - 2024 - Personal Property Notification of Findings

Mr. Bratcher made a motion to approve staff recommendations on 2022 - 2023 - 2024 - Personal Property Notification of Findings. The motion was seconded by Mr. Rhodes and carried unanimously.

(G4) Motor Vehicle Appeals

(G4a) 2025 - Motor Vehicle Appeals with a Value Change

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

H. CONSERVATION AND FLPA

(H1) Follow up on the 2018 - Breach of Covenant - 009 002H

Mr. Mixon informed the Board that the potential Breach of Covenant on parcel 009 002H had been corrected.

I. REAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(I1) Corrections

(I1a) 2025 - Residential Mapping Corrections

Mr. Bratcher made a motion to approve staff recommendations on 2025 - Residential Mapping Corrections and Decision Letters. The motion was seconded by Mr. Rhodes. Chairman Sharpe and Vice Chair Fuller were in favor of the motion. Mr. Kennedy abstained.

(I1b) 2025 - Commercial Mapping Corrections

Mr. Bratcher made a motion to approve staff recommendations on 2025 - Commercial Mapping Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1c) 2023 - 2024 - Deed Corrections

Mr. Bratcher made a motion to approve staff recommendations on 2023 - 2024 - Deed Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1d) 2025 - Residential Corrections

Mr. Bratcher made a motion to approve staff recommendations on 2025 - Residential Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1e) 2025 - Mobile Home Corrections

Mr. Bratcher made a motion to approve staff recommendations on 2025 - Mobile Home Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1f) 2025 - Commercial Corrections

Mr. Bratcher made a motion to approve staff recommendations on 2025 - Commercial Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

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J. SUPERIOR COURT UPDATE

No Superior Updates at this time.

K. ADJOURNMENT

Mr. Bratcher made a motion to adjourn the meeting at 4:52 p.m. The motion was seconded by Mr. Kennedy and carried unanimously. The next scheduled meeting is August 05, 2025.

Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

George Bratcher, Member

Donna L. Wiley, Secretary