



**Columbia County Board of Assessors
Minutes for August 5, 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
Jenelle Hutchinson, Personal & Commercial Property Manager
Donna Wiley, Secretary

A. CALL TO ORDER

Chairman Sharpe called the meeting to order at 4:32 p.m.

B. ROLL CALL/QUORUM

Chairman Sharpe declared a quorum.

C. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(C1) July 1, 2025 - BOA Meeting.

Mr. Bratcher made a motion to approve the minutes of the July 01, 2025, Board of Assessors Meeting as presented. The motion was seconded by Mr. Rhodes and carried unanimously.

D. PRESENTATION AND APPROVAL OF THE AGENDA

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

E. REVALUATION UPDATES

(E1) Revaluation Updates - 8-5-2025

Mr. Aune discussed Revaluation Updates with the Board.

F. PERSONNEL UPDATES

Mr. Aune discussed Personnel Updates with the Board. Jon Chambers passed his Appraiser III exam, Terri Mullis passed her Appraiser II exam, Jared Naugle passed his Appraiser I exam and Mary Hill completed her probation. The open Residential Appraiser position has been posted with interviews to be scheduled in a couple of weeks.

G. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(G1) Corrections

(G1a) 2023 - 2024 - 2025 - Personal Property Corrections.

Mr. Bratcher made a motion to approve staff recommendations on the 2023 - 2024 - 2025 - 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 the 2022 - 2023 - 2024 - Personal Property Reviews and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(G3) Audits

The following is a draft of the actions taken at the August 05, 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 September 02, 2025.

(G3a) 2022 - 2023 - 2024 - Personal Property Audits.

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

(G4) Motor Vehicle Appeals

(G4a) 2025 - Motor Vehicle Appeal with a Value Change.

Mr. Bratcher made a motion to approve staff recommendations on the 2025 - Motor Vehicle Appeals with a value change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(G5) Subpoena

(G5a) Personal Property Subpoenas.

Mr. Bratcher made a motion to approve staff recommendations on Personal Property Subpoenas. The motion was seconded by Mr. Rhodes and carried unanimously.

(G6) Appeals

(G6a) 2025 - Personal Property Appeals with a Value Change.

Mr. Bratcher made a motion to approve staff recommendation on the 2025 - Personal Property Appeals with a value change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

H. CONSERVATION AND FLPA

(H1) Conservation Continuation - 009 002H.

Mr. Bratcher made a motion to approve staff recommendation on the Conservation Continuation on parcel 009 002H. The motion was seconded by Mr. Rhodes and carried unanimously.

I. REAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(I1) Appeals

(I1a) 2025 - Residential Appeals with a Value Change.

Mr. Bratcher made a motion to approve staff recommendation on the 2025 - Residential Appeals with a value change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1b) 2025 - Residential Appeals with No Value Change.

Mr. Bratcher made a motion to approve staff recommendation on the 2025 - Residential Appeals with no value change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I2) Corrections

(I2a) 2022 - 2023 - 2024 - 2025 - Residential Mapping Corrections.

Mr. Bratcher made a motion to approve staff recommendations on the 2022 - 2023 - 2024 - 2025 - Residential Mapping Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I2b) 2025 - Mobile Home Corrections.

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

(I2c) 2022 - 2023 - 2024 - 2025 - Residential Corrections

Mr. Bratcher made a motion to approve staff recommendations on the 2022 - 2023 - 2024 - 2025 -

The following is a draft of the actions taken at the August 05, 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 September 02, 2025.

Residential Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I3) Homestead Exemptions

(I3a) 2025 - Approved Homestead Applications.

Mr. Bratcher made a motion to approve staff recommendations on the 2025 - Approved Homestead Applications and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I3b) 2025 - Denied Homestead Applications.

Mr. Bratcher made a motion to approve staff recommendations on the 2025 - Denied Homestead Applications and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

J. SUPERIOR COURT UPDATE

Mr. Aune informed the Board there are no Superior Court updates to report.

K. ADJOURNMENT

Mr. Bratcher made a motion to adjourn the meeting at 5:20 p.m. The motion was seconded by Mr. Rhodes and carried unanimously. The next scheduled meeting is September 02, 2025.

Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

George Bratcher, Member

Donna L. Wiley, Secretary