



**Columbia County Board of Assessors
Minutes for September 2, 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 Kennedy, 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

Vice Chair Fuller called the meeting to order at 4:30 p.m.

B. ROLL CALL/QUORUM

Vice Chair Fuller declared a quorum. Chairman Sharpe was not present at the meeting.

C. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(C1) August 5, 2025 - BOA Meeting

Mr. Bratcher made a motion to approve the minutes of the August 05, 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 - 9-2-2025

Mr. Mixon and Mrs. Hutchinson discussed Revaluation Updates with the Board.

F. PERSONNEL UPDATES

Mr. Aune discussed Personnel Updates with the Board. The open Residential Appraiser position has been filled by Nick Ward, whose start date is September 8th.

G. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(G1) Corrections

(G1a) 2024 - 2025 - Personal Property Corrections

Mr. Bratcher made a motion to approve staff recommendations on the 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.

The following is a draft of the actions taken at the September 02, 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 October 07, 2025.

(G3) Motor Vehicle Appeals

(G3a) 2025 - Appeals 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.

(G3b) 2025 - Late Appeals

Mr. Bratcher made a motion to approve staff recommendation to deny hearing Late Motor Vehicle Appeals. The motion was seconded by Mr. Rhodes and carried unanimously.

(G4) Personal Property Appeals

(G4a) 2025 - Appeals with No Change in Value

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

(G4b) 2025 - 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. COMMERCIAL APPEALS, CORRECTIONS AND DECISION LETTERS

(H1) Commercial Appeals

(H1a) 2025 - Appeals with No Change in Value

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

(H1b) 2025 - Appeals with a Value Change

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

(H2) Commercial Corrections

(H2a) 2025 - Commercial Corrections

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

I. CONSERVATION AND FLPA

(I1) Conservation Applications

(I1a) 2025 - Renewal Applications

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Conservation Renewal Applications and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1b) 2025 - New Applications

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Conservation New Applications and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1c) 2025 - Newly Acquired Applications

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Conservation Newly Acquired

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

(I2) Conservation Opt-Out Request

(I2a) 2025 - Opt-Out request for parcel 018 005J - Due to Age

Mr. Bratcher made a motion to approve staff recommendation on the Opt-Out Request of the 2021 - Conservation Covenant on parcel 018 005J due to age. The motion was seconded by Mr. Rhodes and carried unanimously.

J. RESIDENTIAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(J1) Residential Appeals

(J1a) 2025 - Appeals with No Change in Value

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.

(J1b) 2025 - 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.

(J1c) 2025 - Late Appeals

Mr. Bratcher made a motion to approve staff recommendation to deny hearing Late Residential Appeals. The motion was seconded by Mr. Rhodes and carried unanimously.

(J1d) 2025 - Invalid Appeals

Mr. Bratcher made a motion to approve staff recommendation to deny hearing Invalid Appeals. The motion was seconded by Mr. Rhodes and carried unanimously.

(J2) Corrections

(J2a) 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.

(J2b) 2025 - Residential Corrections

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

(J2c) Homestead Exemptions

(J2c1) 2025 - Approved Homestead Applications

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

K. SUPERIOR COURT UPDATE

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

L. ADJOURNMENT

Mr. Bratcher made a motion to adjourn the meeting at 5:30 p.m. The motion was seconded by Mr. Rhodes and carried unanimously. The next scheduled meeting is October 07, 2025.

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Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

George Bratcher, Member

Donna L. Wiley, Secretary