



**Columbia County Board of Assessors
Minutes for November 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 Kennedy, Member

Staff members:

Morgan Aune, Chief Appraiser
Matt McFatridge, Deputy Chief (Absent)
Adam Searcy, Deputy Chief
Grant Mixon, Residential Manager
Jenelle Hutchinson, Personal & Commercial Property Manager
Donna Wiley, Secretary
Brooks Hudson, Attorney

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) October 14, 2025 - BOA Meeting

Mr. Bratcher made a motion to approve the minutes of the October 14, 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 - 11-05-2025

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

F. PERSONNEL UPDATES

Mr. Aune updated the Board on personnel.

G. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(G1) 2025 - Appeals

(G1a) 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.

(G1b) 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.

The following is a draft of the actions taken at the November 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 December 02, 2025.

(G2) Corrections

(G2a) 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.

(G2b) 2025 - Personal Property 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.

(G3) Review

(G3a) 2022 - 2023 - 2024 - 2025 - Personal Property Reviews

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

(G4) Motor Vehicle Appeals

(G4a) 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.

(G5) Exempt Status

(G5a) 2025 - Denied Exempt Status

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Denied Exempt Status and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(G5b) 2025 - Exempt Status Corrections

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

H. COMMERCIAL APPEALS, CORRECTIONS AND DECISION LETTERS

(H1) 2025 - Appeals

(H1a) 2025 - Appeals with No Change in Value

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Commercial Appeals with No Change in Value 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 2025 - Commercial Appeals with a Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(H1c) 2025 - Hearing Officer Appeals with No Change in Value

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Commercial Hearing Officer Appeals with No Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(H1d) 2025 - Hearing Officer Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Commercial Hearing Officer Appeals with a Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

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(H2) Correction

(H2a) 2025 - Deed Corrections

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

(H2b) 2023 - 2024 - 2025 - Mapping Corrections

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

(H2c) Exempt Status

(H2c1) 2025 - Exempt Status Corrections

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

I. CONSERVATION AND FLPA

(I1) 2022 - Covenant Discussion - 074 138B

Following deliberations between the Board and Attorney Hudson regarding the 2022 Conservation Covenant for parcel 074 138B, Mr. Bratcher made a motion to issue a 30-Day Intent to Breach Letter. The motion was seconded by Mr. Rhodes. Mr. Sharpe and Mr. Kennedy voted in favor, while Mr. Fuller opposed.

(I2) Opt-Out request using age provision - 2023 Covenant parcels - 069 080 & 069 077

Mr. Bratcher made a motion to approve staff recommendation on the Opt-Out Request of the 2023 - Conservation Covenant on parcels 069 080 & 069 077 due to age. The motion was seconded by Mr. Rhodes and carried unanimously.

J. REAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(J1) 2025 - 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 2025 - Residential Appeals with a Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(J1c) 2025 - Hearing Officer Appeals with No Change in Value

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Residential Hearing Officer Appeals with No Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

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(J1d) 2025 - Hearing Officer Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendation on 2025 - Residential Hearing Officer Appeals with a Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(J2) Corrections

(J2a) 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.

K. SUPERIOR COURT UPDATE

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

L. ADJOURNMENT

Future Agenda Item: Evaluating the Implementation of a Request to Speak Form for the Board of Assessors Meetings.

Mr. Bratcher made a motion to adjourn the meeting at 5:35 p.m. The motion was seconded by Mr. Rhodes and carried unanimously. The next scheduled meeting is December 2, 2025.

Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

George Bratcher, Member

Donna L. Wiley, Secretary