



**Columbia County Board of Assessors
Minutes for December 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 (Absent)
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

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) November 05, 2025 - BOA Meeting

Mr. Rhodes made a motion to approve the minutes of the November 05, 2025, Board of Assessors Meeting as presented. The motion was seconded by Mr. Kennedy 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. REVALUATION UPDATES

(E1) Revaluation Updates - 12-02-2025

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) Personal Property Appeals

(G1a) 2025 - Appeals with No Change in Value

Mr. Rhodes 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. Kennedy and carried unanimously.

(G2) Corrections

(G2a) 2023 - 2024 - 2025 - Personal Property Corrections

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

The following is a draft of the actions taken at the December 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 January 06, 2026.

(G3) Review

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

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

(G4) Motor Vehicle Appeals

(G4a) 2025 - Appeals with a Value Change

Mr. Rhodes 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. Kennedy and carried unanimously.

H. COMMERCIAL APPEALS, CORRECTIONS AND DECISION LETTERS

(H1) Commercial Appeals

(H1a) 2025 - Appeals with a Value Change

Mr. Rhodes 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. Fuller and carried unanimously.

I. CONSERVATION AND FLPA

(I1) Conservation Discussion

Mrs. Branch met with the Board to review possible solutions for the potential Covenant Breach concerning parcel 074 138B.

(I1a) LOI - 003 002F - Intent to build a house

Mr. Mixon discussed the LOI on parcel 003 002F with the Board.

J. REAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(J1) Residential Appeals

(J1a) 2025 - Appeals with No Change in Value

Mr. Rhodes 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. Kennedy and carried unanimously.

(J1b) 2025 - Appeals with a Value Change

Mr. Rhodes 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. Kennedy and carried unanimously.

(J1c) 2024 - 2025 - Late Appeals

Mr. Rhodes made a motion to Deny 2024 - 2025 Late Residential Appeals and Decision Letters based on staff recommendation. The motion was seconded by Mr. Kennedy and carried unanimously.

(J2) Exempt Status

(J2a) 2025 - Denied Exempt Status

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

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(J3) Corrections

(J3a) 2022 - 2023 - 2024 - 2025 - Residential Corrections

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

(J3b) 2023 - 2024 - 2025 - Mapping Corrections

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

(J3c) 2023 - 2024 - 2025 - Deed Corrections

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

(J4) Homestead Applications

(J4a) 2025 - Denied Homestead Applications

Mr. Rhodes made a motion to approve staff recommendation on 2025 - Denied Homestead Applications and Decision Letters with Approval on parcel 068 1117. The motion was seconded by Mr. Fuller and carried unanimously.

(J4b) 2025 - Approved Homestead Applications

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

K. SUPERIOR COURT UPDATE

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

L. ADJOURNMENT

Mr. Kennedy made a motion to adjourn the meeting at 6:20 p.m. The motion was seconded by Mr. Rhodes and carried unanimously. The next scheduled meeting is January 06, 2026.

Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

George Bratcher, Member

Donna L. Wiley, Secretary