



**Columbia County Board of Assessors
Minutes for July 7, 2026 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

Also in attendance:

Attorney Brooks Hudson, County Attorney's Office
Members of the Public

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 02, 2026 - BOA Meeting

Mr. Bratcher made a motion to approve the minutes of the June 02, 2026, 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 amend the agenda to review the 2026 - Qualified Timberland Property Assessments. The motion was seconded by Mr. Rhodes and carried unanimously.

The Board reviewed the 2026 - Qualified Timberland Property Assessments.

E. PERSONNEL UPDATES

F. LEGAL MATTERS

G. EXECUTIVE SESSION

H. PUBLIC COMMENTS

I. DISCUSSION

Mr. Aune updated the Board on HB566.

J. SETTLEMENT CONFERENCE

K. REVALUATION UPDATES

(K1) Revaluation Updates - July 07, 2026

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

L. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(L1) Corrections

The following is a draft of the actions taken at the July 07, 2026, 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 04, 2026.

(L1a) 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.

(L2) Review

(L2a) 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. Fuller and carried unanimously.

(L3) Motor Vehicle Appeals

(L3a) 2026 - Motor Vehicle Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendations on 2026 - Motor Vehicle Appeal with a value change and decision letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(L4) Value Changes After Digest Approval

(L4a) 2026 - Personal Property Value Changes After Digest Approval

Mr. Rhodes made a motion to approve staff recommendation on the 2026 - Personal Property Value Changes after Digest Approval. The motion was seconded by Mr. Bratcher and carried unanimously.

M. COMMERCIAL APPEALS, CORRECTIONS AND DECISION LETTERS

N. CONSERVATION AND FLPA

O. RESIDENTIAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(O1) Corrections

(O1a) 2025 - 2026 - Residential Property Corrections

Mr. Bratcher made a motion to approve staff recommendations on the 2025 - 2026 - Residential Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(O2) Value Changes After Digest Approval

(O2a) 2026 - Residential Property Value Changes After Digest Approval

Mr. Bratcher made a motion to approve staff recommendation on the 2026 - Personal Property Value Changes after Digest Approval. The motion was seconded by Mr. Rhodes and carried unanimously.

P. SUPERIOR COURT UPDATES

(P1) Superior Court Updates - July 07, 2026

Attorney Hudson updated the Board on all current Superior Court cases and the pending QTP appeal.

Q. ADJOURNMENT

Mr. Bratcher made a motion to adjourn the meeting at 4:58 p.m. The motion was seconded by Mr. Fuller and carried unanimously. The next scheduled meeting is August 04, 2026.

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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