



**Columbia County Board of Assessors
Minutes for August 4, 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
Brooks Hudson, County Attorneys Office

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) July 07, 2026 - BOA Meeting

Mr. Bratcher made a motion to approve the minutes of the July 07, 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 approve the agenda as written. The motion was seconded by Mr. Rhodes and carried unanimously.

E. PERSONNEL UPDATES

Mr. Aune updated the Board on the Vacant Residential Appraiser and Clerical positions.

F. LEGAL MATTERS

G. EXECUTIVE SESSION

H. PUBLIC COMMENTS

I. DISCUSSION

Mr. Aune updated the Board on the DOAA report.

J. REVALUATION UPDATES

(J1) Revaluation Updates - August 04, 2026

Staff discussed the Revaluation Updates with the Board.

K. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(K1) Corrections

(K1a) 2024 - 2025 - 2026 - Personal Property Corrections

Mr. Bratcher made a motion to approve staff recommendations on the 2024 - 2025 - 2026 - Personal

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

(K2) Review

(K2a) 2023 - 2024 - 2025 - Personal Property Reviews

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

(K3) Notification of Findings

(K3a) 2023 - 2024 - 2025 - Personal Property Notification of Findings

Mr. Bratcher made a motion to approve staff recommendations on the 2023 - 2024 - 2025 - Personal Property Notification of Findings. The motion was seconded by Mr. Rhodes and carried unanimously.

(K4) Motor Vehicle Appeals

(K4a) 2026 - Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendations on the 2026 - Motor Vehicle Appeals with a value change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(K5) Personal Property Appeals

(K5a) 2026 - Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendations on the 2026 - Personal Property Appeals with a value change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(K6) Mobile Homes

(K6a) 2026 - Personal Property Mobile Home Corrections

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

L. COMMERCIAL APPEALS, CORRECTIONS AND DECISION LETTERS

(L1) Commercial Property Appeals

(L1a) 2026 - Appeals with No Change in Value

Mr. Bratcher made a motion to approve staff recommendations on the 2026 - Commercial Property Appeals with no change in value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(L1b) 2026 - Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendations on the 2026 - Commercial Property Appeals with a value change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

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M. CONSERVATION AND FLPA

(M1) Breach of Covenant Updates

Mr. Bratcher made a motion to send a 30 - Day Intent to Breach letter on parcel 017 - 032C and tabled parcel 010 - 047A to allow staff to gather more information. The motion was seconded by Mr. Rhodes and carried unanimously.

N. RESIDENTIAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(N1) Corrections

(N1a) 2023 - 2024 - 2025 - 2026 - Residential Property Corrections

Mr. Bratcher made a motion to approve staff recommendations on the 2023 - 2024 - 2025 - 2026 - Residential Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(N1b) 2026 - Deed Corrections

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

(N1c) 2026 - Mapping Corrections

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

(N1d) 2026 - Deerwood Corrections

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

(N2) Residential Appeals

(N2a) 2026 - Appeals with No Change in Value

Mr. Bratcher made a motion to approve staff recommendations on the 2026 - Residential Appeals with no change in value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(N2b) 2026 - Appeals with a Value Change

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

(N3) Homestead Exemptions

(N3a) 2026 - In-Lieu of Appeal Homestead Exemption Applications

Mr. Bratcher made a motion to approve staff recommendation on the 2026 - Approved Homestead Applications and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

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(N3b) 2026 - Appeal - Exemption Denied with a Change

Mr. Bratcher made a motion to approve staff recommendations on the Approval of the 2026 - Appeal of Exemption Denied Applications and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

O. SETTLEMENT CONFERENCE

P. SUPERIOR COURT UPDATES

(P1) 2025 - Superior Court Updates - August 04, 2026

Attorney Hudson updated the Board on the Pending Superior Court cases.

Q. ADJOURNMENT

Mr. Rhodes made a motion to adjourn the meeting at 6:40 p.m. The motion was seconded by Mr. Bratcher and carried unanimously. The next scheduled meeting is September 01, 2026.

Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

George Bratcher, Member

Donna L. Wiley, Secretary