



"Serving Citizens Responsibly"

**73 Jackson Street
Zebulon, GA 30295**

**Phone: 770-567-
2002
ghobbs@pikecoga.com**

Pike County Board of Tax Assessors:

**Lyn Smith, Chairperson
M Gary Hammock, Member
Tim Ingram, Member
Christopher Tea, Member
Parris Swift, Member
Morton, Morton & Associates, LLC**

**Greg Hobbs, Chief Appraiser IV
Emily Morris, Appraiser II
Danyeal Smithey, Appraiser II
Dusty Williams, Appraiser II
Brian Jarrard, Appraiser**

AGENDA ASSESSORS REGULAR MEETING - October 1, 2024 - 11:00 AM

- I. Call to Order**
- II. Approval of Agenda**
- III. Invocation - Chief Appraiser Hobbs**
- IV. Pledge of Allegiance**
- V. Approval of Minutes**
 - Approval September 17th, 2024, Regular scheduled Minutes Summary-Staff recommends approval.
- VI. Public Comment (w/5 minute time limit per person)**
- VII. Invited Guest(s): (NONE)**
- VIII. Chief Appraiser Report**
- IX. Old Business**
- X. New Business**
 - 1. RFP/Opening of the sealed bids for the 2025 Re-evaluation**
 - 1. Real Property**
 - a. Approval/Denial of 2024 Waiver(s) 1 with Fair Market Value Revision(s)-Staff recommends approval(s).**
 - b. Approval/Denial CUVA 062-016 B (Sweat)-Staff recommends approval**
 - 2. Personal Property**
 - a. Novi-2023 Honda Accord**

3. Executive Session

XI. Public Comment

XII. Board Members Report

XIII. Attorney Comments

XIV. Approval to Adjourn

(AGENDA SUBJECT TO REVISION)



Approval September 17th, 2024, Regular scheduled Minutes Summary- Staff recommends approval.

Summary:

Additional Information:

ATTACHMENTS:

Description	Type
📄 minutes	Cover Memo



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TAX ASSESSOR REGULAR SCHEDULED MEETING-AGENDA- September 17th, 2024-11:00am Attendance in the member Hammock, member Ingram, member Tea, and member Swift. Also in attendance Chief Appraiser Greg Hobbs, Emily Morris Appraiser II.

Call to Order@11:00am.....11:16am

I. Approval of Agenda-(O.C.G.A.-50-14-1-1(e)-Staff recommends approval. Motion/Second Tea/Swift motion passed 4-0

II. Invocation.....Chief Appraiser Hobbs.

IV. Pledge of Allegiance.

V. Approval of August 6th, August 20th, and September 5th Regular scheduled Minutes Summary-Staff recommends approval. Motion/Second Tea/Swift motion passed 4-0

VI. Public Comment (with 5-minute time limit).

VII. Invited Guest(s): Ronald Adams Motion/Second Tea/Hammock motion was passed 4-0 to approve properties to be put in CUVA due to Tax Assessor error, but names must be the same.

VIII. Chief Appraiser Report, Distribution(s) of updated Budget/Discussion.

IX. Old Business:

a. Gordy-2011 Chev Tahoe Motion/Second Tea/Swift motion passed 4-0 to continue.

b. Stansell-2018 F150 XLT Motion/Second Hammock/Tea motion passed 4-0 change value to \$13,400

X. New Business:

a. Board consideration 083-022 B (Bramlett Melanie) Motion/Second Tea/Swift motion passed 4-0 to remove house due to the fact it burned down December of 2023.

b. Board consideration 038-014 (Burnham Mary Ella) Contact to bring 2022 income to be verify by the Tax Assessor office



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- c. Sales Ratio Study: Commercial Property Motion/Second Tea/Swift motion passed 4-0 ratio study received
 - d. Sales Ratio Study: Industrial Property Motion/Second Tea/Swift motion passed 4-0, no industrial property study to receive
 - e. Sales Ratio Study: Residential Property: Motion/Second Tea/Swift motion passed 4-0 ratio study received
 - f. Sale Ratio Study: Agricultural Property Motion/Second Tea/Ingram motion passed 4-0 ratio study received
 - g. Board consideration for Board of Equalization 094-001 A (Borch) Motion/Second Tea/Swift motion passed 4-0 sending to the Board of Equalization.
 - h. Post settlement conference 052-022 (Cochran) Motion/Second Swift/Tea motion passed 4-0 to have meeting 10-1-2024 tentative BOE post settlement meeting.

Real Property:

- a. Approval/Denial of 2024 Appeal(s) 7 with Fair Market Value Revision (s) approval(s)-Staff recommends approval(s) Motion/Second Swift/Tea motion passed 4-0 send out 30 day notices.
- b. Approval/Denial of 2023 Waiver(s) with Fair Market Value Revision(s)-Staff recommends approval(s). **None**
- c. Approval/Denial of 2024 Waiver(s) 2 with Fair Market Value Revision(s)-Staff recommends approval(s). **Motion/Second Tea/Swift motion passed 4-0 amend agenda to add 2 more waivers. Motion/Second Swift/Tea motion passed 4-0 to approve waivers.**

2. Personal Property:

Car Appeals:

- a. Skaggs- 2007 Honda Civic Motion/Second Tea/Swift motion passed 4-0 to continue car appeal want more information.

XI. Public Comment (with 5-minute time limit).

XII. Board members report

XIII. Attorney comment

XIV. Approval to adjourn. Motion/Second Tea/Swift motion passed 4-0 to adjourn meeting at 12:41pm.



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**** (AGENDA SUBJECT TO REVISION) ****

September 17, 2024

To the Pike County Board of Assessors 2nd meeting in September.

The Appraisal Year 2024 is nearly in the books.

As of the writing of this report the Assessor Board has 301 days until the 2025 Appraisal Year is due to be delivered to the Department of Revenue.

Currently, there are 18 real property appeals from 2024 that have been sent a 30-day notice. There are 4 active appeals. 88 appeals have been resolved and 10 have been waived.

The appraisal staff has been in the field inspecting the exempt properties along with the pre-billed manufactured homes. This includes walking around each

property. As of this writing over 100 manufactured homes have been inspected.

The Board of Equalization hearings were held on the 9th and 10th of September. We were able to prevail in the majority of those thanks to the sales ratio study.

There are scheduled currently the next round of BOE hearings for the 16th of October. The office will continue to work on the remaining appeals.

I have spoken to the owner and the previous owners of the property the Board has breached. Both sides seem willing to take the necessary steps to avoid the breach penalty. I should have more information by the next meeting.



RFP/Opening of the sealed bids for the 2025 Re-evaluation

Summary:

Additional Information:



Approval/Denial of 2024 Waiver(s) 1 with Fair Market Value Revision(s)-Staff recommends approval(s).

Summary:

Additional Information:



Approval/Denial CUVA 062-016 B (Sweat)-Staff recommends approval

Summary:

Additional Information:



Novi-2023 Honda Accord

Summary:

Additional Information: