



“Serving Citizens Responsibly”

73 Jackson Street
Zebulon, GA 30295

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

Pike County Board of Tax Assessors:

*Danielle Kelly, Chairperson
Jessica Rowell, Vice-Chairperson
M. Gary Hammock, Member
Hugh Richard McAleer, Member
Christopher Tea, Member*

*Greg Hobbs, Chief Appraiser
Cindy Foster, Appraiser IV
Melissa Connell, Personal Property Appraiser II/Secretary
Morton, Morton & Associates LLC, Attorney*

TAX ASSESSORS REGULAR MEETING-MINUTES-SUMMARY-OCTOBER 5, 2021-9:00A.M.

I. Call to Order@9:05 a. m.....Acting-Chairperson Rowell.

The Pike County Board of Tax Assessors held their Regular Scheduled 10/05/2021 Meeting at 9:05 a.m. at the Pike County EMA/Storage Facility located at 152 Twin Oaks Road, Williamson, Georgia-30292. Acting-Chairperson, Jessica Rowell, Assessor Hammock, and Assessor McAleer were in attendance. County Manager, Brandon Rogers, Chief Appraiser, Greg Hobbs, and Appraiser II/Board Secretary, Melissa Connell were also in attendance. There was no public in attendance for today’s meeting.

II. Approval of Agenda-per (O. C. G. A. 50-14-1-1(e)-based on Staff Recommendation-Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.

III. Invocation.....Chief Appraiser Hobbs.

IV. Pledge of Allegiance.

V. Approval of September 14, 2021 Rescheduled Meeting Minutes-Summary-based on Staff recommendation-Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.

VI. Public Comment:(w/5 minute approved time limit per person): (NONE).

VII. Invited Guest: (NONE).

VIII. Chief Appraiser Report, Distribution(s) of updated Budget/Discussion: Chief Appraiser Greg Hobbs updated the Board that September 28, 2021 the County Commissioners approved the ACCG 2021 Retirement Plan for County employees. County Manager, Brandon Rogers was in attendance of today’s meeting to provide any information to the Board concerning the Retirement Plan. He also presented County paperwork for the Board of Assessors to approve acceptance and sign to include the Appraiser(s) Eligibility in this new County Retirement plan.



"Serving Citizens Responsibly"

73 Jackson Street
Zebulon, GA 30295

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

****Approval for Appraisers in the Tax Assessors Office to be included in the Pike County ACCG Defined Benefits Employee Retirement Program-and approval of Acting-Chairperson Rowell to sign County paperwork for Employee Retirement Program for Tax Assessors Office Appraisers-based on Staff recommendation-Motion/Second by Acting Chairperson**

Rowell/Assessor Tea-Motion carried 3-0.**

Chief Appraiser Hobbs updated the Board on the current status of 2020 and 2021 Appeals and the ongoing process of the Tax Digest.

X. Old Business:

1. Approval of Postponement of "Approval/Denial of postponed 2021 mailing address correction for Map#67B-34-NL tax bill and merging of Map#67B-34 and Map#67B-34-NL parcels for 2022-Staff requests Board consideration and Legal Opinion"-**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

2. Approval of 2013 CUVA application signed Release for 2021-Map#72-24(Coleman)-now to be recorded as a deed in the Clerk of Superior Court Office-based on Staff recommendation-(Pursuant to O.C.G. A.-48-5-7.4(p)(5) by Board of Assessors-9-14-21)-**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

3. Approval/Denial of 2020/2021 Postponed-Incomplete Homestead Exemption Application(s):

a. Approval of Map#74-53-G(Ware)-based on Staff recommendation for denial of '21(L5)-62 yrs. old w/Disabled Homestead Exemption-due to non-qualifying '20 income and approve-'21(L3)-Elderly Person-62 yrs. old-income based Homestead Exemption-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

b. Approval of Map#74-142(Conner)-based on Staff recommendation for approval of-'21(S1)-Regular Homestead Exemption-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

c. Approval of Map#86-224(Lewis)-based on Staff recommendation for approval of '21(S1)-Regular Homestead Exemption-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

d. Approval of Map#16-22(Jones)-based on Staff recommendation for denial of '21(L2)-Regular w/Disabled-Homestead Exemption due to non-qualifying '20



"Serving Citizens Responsibly"

73 Jackson Street
Zebulon, GA 30295

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

income-'07-(S1)Regular Homestead Exemption remains allowed-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

e. Approval of Map#42A-73(Moreland)-based on Staff recommendation for approval of Incomplete 2020-(L4)-Elderly Person-65 yrs. of age-Income Based Homestead Exemption for 2020 and 2021-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

f. Approval of Map#42A-95(Neal)-based on Staff recommendation for approval of Incomplete 2021-(L1)-Elderly Person-65 yrs. of age-Non-Income Based Homestead Exemption for 2021-current driver's license provided-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

X. Real Property:

1. Approval of (4)-2020 Appeal(s) with Fair Market Value Revision(s)-Based on Staff recommendation(s)-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

2. Approval of (2)-Expired CUVA Application(s) and (3)-2021 Renewal CUVA Application(s)-based on Staff recommendation(s)-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

3. Approval/Denial of CUVA Continuance Application(s)-Staff recommends approval(s)-(NONE).

4. Approval/Denial of 2021 CUVA New Application(s)-Staff recommends approval(s)-(NONE).

5. Approval of (1)-2020 Appeal Waiver(s) and Withdrawal(s)-based on Staff recommendation-**Motion/Second by Acting Chairperson Rowell/Assessor Hammock-Motion carried 3-0.**

6. Approval of '20 & '21 correction-Map#39-122, 123, and 124(Ravin Homes)-based on Staff recommendation(s) for correction of parcel(s) as referenced on deeds/plat-Whitehorse Subdivision-**Motion/Second by Acting Chairperson Rowell/Assessor Hammond-Motion carried 3-0.**

7. Approval of '21 correction-Map#66-20(Hughes) splits Fair Market Value Revision(s)-based on Staff recommendation(s) to correct as per deed(s)/plat(s) - **Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**



"Serving Citizens Responsibly"

73 Jackson Street
Zebulon, GA 30295

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

8. Approval of '20 & '21 correction(s)-Map#78-7, 7-E, & 7-D(Harkness/Davis)-based on Staff recommendation(s) for correction of parcel(s) as referenced on deed(s)/plat(s)-**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

9. Approval of '20 & '21 correction(s)-Map#42B-11-(City of Concord to Pike County)-based on Staff recommendation(s)-for correction of parcel(s) as referenced on deed(s)/plat(s) -**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

10. Approval of '21-Non-Disclosure Application-Applicant meets Application requirements being a Government Employee-based on Staff recommendation-**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

11. Approval of '21 CUVA Application(s) withdrawal request(s)-Map#55-8-U & V(Phillips)-based on Staff recommendation(s)-**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

12. Approval to postpone "Approval/Denial of '20 and '21 Appeal(s) correction(s) of Accessory Building Fair Market Value(s)-Map#60-63(Elliott)-Staff recommends approval(s)"-**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

13. Approval/Denial of '20 and '21-PRC deed/sales price-Map#30-14-C(Lynch)-Staff recommends revision(s)-**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

B. Personal Property:

1. Approval of Motor Vehicle Appeal(s)-based on Staff recommendation: (NONE).

2. Approval of (2)-2021 Appeal Revised FMV Revisions-based on Staff recommendation(s) and send 30 day NOA(s)-**Motion/Second by Acting Chairperson Rowell/Assessor Hammcok-Motion carried 3-0.**

a. Commercial Account#10830- (Cedars & Pines).

b. Residential Aircraft Account#19188(Yoder).

3. Approval of (15)-'21 Public Utilities NOA to be mailed-based on Staff recommendation(s)-**Motion/Second by Acting Chairperson Rowell/Assessor Tea-Motion carried 3-0.**

4. Approval of (8)-2021(AT & T Mobility LLC) Commercial Account(s) Fair Market Revision(s)-per 9-24-21 receipt of 2021 Personal Property Return(s)-based



"Serving Citizens Responsibly"

73 Jackson Street
Zebulon, GA 30295

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

on Staff recommendation(s)-**Motion/Second by Acting Chairperson**

Rowell/Assessor Tea-Motion carried 3-0:

a. Account#17036. b. Account#17197. c. Account#17505. d. Account#19775.
e. Account#19776. f. Account#19777. g. Account#19778. h. Account#20099.

XI. Public Comment(w/5 minute approved time limit per person): (NONE).

XII. Board Members Report: (NONE).

XIII. Attorney Comments: (NONE).

**XIV. Approval to Adjourn@9:45 a.m. -Motion/Second by Acting Chairperson
Rowell/Assessor Hammock-Motion carried 3-0.**

****Please see Attachment pages following today's Minutes-Summary pages for
additional information on meeting items.****

Approved Tax Assessors Regular Meeting Minutes- Summary-Date-10-5-2021.

Date _____ Chairperson _____ OR
Vice-
Chairperson _____ Secretary _____.