

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS

March 12, 2025

Regular Board Meeting

Minutes

OFFICIAL RECORDS OF THE MINUTES MARKED THIS DATE ARE ON
FILE IN THE TAX ASSESSORS' OFFICE
AND ENCOMPASS THE FULL MINUTES OF THIS MEETING

The regular meeting of the Macon-Bibb County Board of Tax Assessors was held in the Board Room of the Tax Assessors Office on March 12, 2025, at 2:00 p.m.

Board Members Present: George Thomas, Chairman; Jim Davis, Vice Chairman, Yvonne Holmes, Jonathan Alderman and Leigh Ann Junod, Assessors

Board Members Absent: None.

Board Attorney: Lauren Schultz; James, Bates, Brannan, & Groover

Administrative Personnel Present: Andrea Crutchfield, Chief Appraiser; Jody Claborn, Deputy Chief Appraiser; Kema Bishop, Appraisal Manager, Residential; Anna Stanfield, Board Secretary

Administrative Personnel Absent: None.

Staff: None

Media: None

Observers: None

Call to Order by the Chairman: The Chairman called the regular meeting of the Macon-Bibb County Board of Tax Assessors to order at 2:00 p.m.

PUBLIC COMMENTS

Mr. Thomas gave a comment on an email sent by Martha Eubanks, a taxpayer, thanking Ms. Stanfield for her help she gave when Ms. Eubanks was in the Tax Assessor's office concerning her homestead.

APPROVAL OF MINUTES

Approval of minutes for the meeting of February 26, 2025.

Mr. Thomas presented this item.

Mr. Alderman made the motion to approve the meeting minutes.

Ms. Junod seconded the motion.

Mr. Thomas called for the vote. The votes were:

Aye – Mr. Thomas, Ms. Junod, Mr. Alderman, Mr. Davis, and Ms. Holmes
No –
Abstain –
Absent –

Mr. Thomas declared the motion carried.

CHIEF APPRAISER’S REPORT

1. 2024 Appeal Update – Ms. Crutchfield gave an update on the 2024 appeals. They are 93% complete. These are expected to be completed by the Hearing Officer or BOE in March.
2. Ms. Crutchfield and Ms. Bo Parrott, Commercial Supervisor, met with Stephen Adams, Bayleigh Fleming and Kevin Brown of the Macon-Bibb County Industrial Authority to discuss current projects happening within Macon-Bibb County.
3. Mr. Claborn, Ms. Bishop and Ms. Crutchfield attended the Gap Group Annual meeting at Macon Tech.
4. Reports from Managers:
 - A. Residential Division—Ms. Bishop gave an updated report on the Residential Division. The staff are currently working in neighborhoods for 2025 and new construction. There are currently two days of BOE scheduled for March. Residential has received 16 Real Property returns to date. Ms. Bishop is reviewing the sales ratio study to ensure that the median, COD and PRD are at acceptable levels.
 - B. Commercial Division – Mr. Claborn gave an updated report on the Commercial Division. They have begun working on sales qualifications for the Commercial sales ratio study as well as possible market adjustments. Income and Expense letters have been mailed, and some have already started to be received back to the office. There are several Superior Court settlement conferences to schedule and hold soon.
 - C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. They have received 564 Personal Property Returns to date. They are working on processing returns and answering phone calls daily. The deadline to file Personal Property Returns is April 1, 2025.

MOTION TO APPROVE CONSENT AGENDA

Vote to approve the Consent Agenda March 12, 2025

Mr. Thomas presented this item.

Mr. Davis made the motion to approve the Consent Agenda.

Ms. Holmes seconded the motion.

Mr. Thomas called for the vote. The votes were:

Aye – Mr. Thomas, Mr. Davis, Mr. Alderman, Ms. Junod, and Ms. Holmes

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

MISCELLANEOUS ITEMS

None.

LEGAL MATTERS

None.

EXEMPTION REQUESTS

None.

HOMESTEAD EXEMPTIONS

Vote to approve the 19 Homestead Exemptions for 3.12.25 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Mr. Davis made the motion to approve the Homestead Exemptions.

Mr. Alderman seconded the motion.

Mr. Thomas called for the vote. The votes were:

Aye – Mr. Thomas, Mr. Davis, Mr. Alderman, Ms. Holmes, and Ms. Junod

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

EDUCATION

Ms. Junod and 3 appraisal staff members will be attending continuing education class in March in Milledgeville. The Annual CAVEAT conference will be held May 19-22, 2025, in Athens, GA.

SCHEDULING OF MEETINGS

The next meetings are scheduled for March 26th, April 9th, 23rd, and May 14th at 2:00 p.m.

POLICIES & PROCEDURES

None.

Motion to Adjourn

Mr. Thomas presented this item.

Ms. Holmes made the motion to adjourn the meeting at 2:18 p.m.

Ms. Junod seconded the motion.

Mr. Thomas called for the vote. The votes were:

Aye – Mr. Thomas, Mr. Davis, Mr. Alderman, Ms. Holmes and Ms. Junod

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

Respectfully Submitted:

Anna Stanfield
Board Secretary