

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS

March 26, 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 26, 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

*Jonathan Alderman arrived at 2:03p.m.

Board Members Absent: None.

Board Attorney: Rick Epps, 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

None.

APPROVAL OF MINUTES

Approval of minutes for the meeting of March 12, 2025.

Mr. Thomas presented this item.

Ms. Holmes made the motion to approve the meeting minutes.

Mr. Davis seconded the motion.

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

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

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 95% complete. These are expected to be completed by the Hearing Officer or BOE in March/April.
2. Ms. Crutchfield and Mr. Claborn met with an EagleView representative, Lucas Furman, and Barbara Marlin, GIS Manager for Macon-Bibb County. The next flight will take place in 2026 but will be paid for through the GIS budget.
3. 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. The last scheduled BOE hearing was held today, March 26th. Residential has received 20 Real Property returns to date and all returns have been reviewed. Ms. Bishop is continually reviewing the sales ratio study to ensure that the median, COD and PRD are at acceptable levels. There have been 205 permits to date. A total of 79 neighborhood adjustments have been made so far this year with 15 of those being rural land adjustments. There has been a total of 1,926 parcels reviewed so far this year.
 - B. Commercial Division – Mr. Claborn gave an updated report on the Commercial Division. They are continuing to work 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. They are currently working on utilizing the responses from these income/expense letters being received daily. There are several Superior Court settlement conferences to schedule.
 - C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. They have received 992 Personal Property Returns to date. They are working very hard 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.

Ms. Junod made the motion to approve the Consent Agenda.

Mr. Alderman 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

None.

EDUCATION

Ms. Junod and 3 appraisal staff members attended continuing education class March 3-7, 2025, 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 April 9th, 23rd, May 14th and May 28th at 2:00 p.m.

POLICIES & PROCEDURES

None.

Motion to Adjourn

Mr. Thomas presented this item.

Mr. Alderman made the motion to adjourn the meeting at 2:21 p.m.

Mr. Davis 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