

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS
January 28, 2026
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 at the Board Room of the Tax Assessors Office on January 14, 2026, at 2:00 p.m.

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

*Mr. Alderman in at 2:03pm

Board Members Absent:

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

Administrative Personnel Absent: None

Staff: Anna Stanfield, Board Secretary

Media: None

Observers: Mr. Eric Scott; Baptist Minister Union

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. Scott requested to speak on behalf of the Baptist Minister Union exemption appeal that was filed. The Chief Appraiser explained to Mr. Scott that the revised exempt application was being reviewed by the County Attorney. Mr. Scott understood and decided to leave the meeting and not speak at this time.

APPROVAL OF MINUTES

Approval of minutes for the meeting of January 14, 2025.

Mr. Thomas presented this item.

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

Ms. Holmes seconded the motion.

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

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

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

CHIEF APPRAISER’S REPORT

1. Ms. Crutchfield gave an update on the Preliminary Sales Ratio study for 2026.

2. Reports from Managers:
 - A. Residential Division—Ms. Bishop gave an updated report on the Residential Division. The staff are currently working on queries for the remainder of the reviewed 2025 work. Neighborhoods reviewed in 2025 are being keyed and finalized for assessment notices. They are reviewing neighborhoods and new construction permits as well. Splits for 2026 are complete for 2026. There may be more found during the deed process. A total of 1,865 permits were received for 2025. Sales and ratios are being reviewed to determine the need for neighborhood adjustments. Some rural land neighborhoods are being equalized and adjusted as well.

 - B. Commercial Division – Mr. Claborn gave an updated report on the Commercial Division. Hearing Officer appeals are still being heard currently. They are working to finish parcel splits, combinations, and sales questionnaires. Currently, the Commercial Appraisers are working to create some new categories for income valuation models, starting with QSR & Ministorage.

 - C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. The 2026 Personal Property returns were mailed on January 22nd (5,907 Business, 1,400 Boats, 87 Airplanes, and 118 Freeports). On the Consent Agenda for today’s meeting, there are (3) ACOs; (2) for 2024 and (1) for 2025.

MOTION TO APPROVE CONSENT AGENDA

Vote to approve the Consent Agenda January 28, 2025

Mr. Thomas presented this item.

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

Mr. Thomas declared the motion carried.

MISCELLANEOUS ITEMS

The Board discussed moving the date back for the Board retreat due to Legislature updates. Ms. Crutchfield also indicated that there had been no updates for CAVEAT.

EXEMPTION REQUESTS

None.

LEGAL MATTERS

None.

HOMESTEAD EXEMPTIONS

None.

EDUCATION

Ms. Holmes attended a continuing education class on January 26 – 28, 2026 in Tifton.

SCHEDULING OF MEETINGS

The next meetings are scheduled for February 11th & 25th; March 11th & 25th at 2:00 p.m.

POLICIES & PROCEDURES

None.

Motion to Adjourn

Mr. Thomas presented this item.

Mr. Davis made a motion to adjourn the meeting at 2:33 p.m.

Ms. Junod seconded the motion.

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

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

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

Respectfully Submitted:

Anna Stanfield
Personal Property Appraiser I/Admin Assistant /
Board Secretary