

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS  
March 25, 2026  
Regular Board Meeting  
Minutes

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

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The regular meeting of the Macon-Bibb County Board of Tax Assessors was held at the Board Room of the Tax Assessors Office on March 25, 2026, at 2:00 p.m.

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

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

Administrative Personnel Absent:

Staff: Anna Stanfield, Board Secretary

Media: None

Observers:

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 25, 2026.

Mr. Thomas presented this item.

Mr. Alderman 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. CAVEAT 2026 registration has been secured for all five Board members for May 18 – 21, 2026 in Tifton, GA. All Board Members will be staying for the duration of the Conference-both Ms. Crutchfield and Mr. Claborn will be attending virtually from the Tax Assessors Office. Ms. Crutchfield also asked Ms. Schultz to give a legislative update on Bills and issues that are being discussed.
2. Reports from Managers:
  - A. Residential Division—Ms. Bishop gave an updated report on the Residential Division. All neighborhood reviews have been completed and all queries for 2026. They are currently reviewing new construction permits and 2026 returns along with 2026 listings. They are continuing to review sales, but neighborhood adjustments have been put on hold until GMASS work has been completed. So far there have been 24 returns filed for 2026. All returns have been reviewed and completed. There has been a total of 263 permits received to date, compared to 312 permits that were received to date in 2025.
  - B. Commercial Division – Mr. Claborn gave an updated report on the Commercial Division. They are finished with all parcel splits and combinations for 2026 and are now working on GIS/CAMA data QC. Currently, there are 119 permits for 2026 compared to 82 at this point in 2025. There are still 2 settlement conferences scheduled.
  - C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. There has been a total of 812 returns that have been received and 784 worked for 2026. They are working on returned personal property returns-site visits for those over \$20,000 in value and those that made a 2025 return; google, phone call and secretary of state website checks on all returned mail. They are answering phone calls regarding returns as well. All Personal Property Tax Returns are due by April 1. The policy for postmarks has been reviewed and there will be no changes for 2026. On the Consent Agenda for today are 4 NOD’s and 2 errors for Pre-Bill Mobile Homes, 2 errors for 2025, 3 errors for 2024, and 1 error for 2023.

#### MOTION TO APPROVE CONSENT AGENDA

Vote to approve the Consent Agenda March 25, 2026

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

Mr. Thomas declared the motion carried.

#### MISCELLANEOUS ITEMS

Mr. Thomas requested an update on the Tax Assessors/Tax Commissioner's Office mediation.  
Ms. Crutchfield updated that the mediation has been scheduled.

#### LEGAL MATTERS

Motion to enter Executive Session for discussion on litigation at 2:59 p.m.

Mr. Thomas presented this item.

Mr. Davis made the motion to enter Executive Session.

Ms. Junod seconded the motion.

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

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

Mr. Thomas declared the motion carried.

Motion to adjourn Executive Session at 3:03 p.m.

Ms. Junod made the motion to adjourn Executive Session.

Ms. Holmes seconded the motion.

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

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

Mr. Thomas declared the motion carried.

EXEMPTION REQUESTS

1. River Edge Foundation, Inc; 960 Schaeffer Place; S063-026  
Purported Use: Low-Income housing for Homeless and mentally ill population
2. River Edge Foundation, Inc; 723 Norris Street; S071-0181  
Purported Use: Low-Income housing for Homeless and mentally ill population
3. River Edge Foundation, 2918 Bloomfield Dr.; M092-0047  
Purported Use: Low-Income housing for Homeless and mentally ill population

Mr. Thomas presented this item.

Ms. Holmes made a motion to **grant** the exemption request for all three for 2026 and forward.  
Mr. Alderman seconded the motion.

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

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

Mr. Thomas declared the motion carried.

4. Baptist Ministers Union; 2016 Second Street; Q083-0372  
Purported Use: Place of worship

Mr. Thomas presented this item.

Mr. Alderman made a motion to **grant** the exemption request 2026 and forward.  
Ms. Holmes 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.

### HOMESTEAD EXEMPTIONS

Vote to approve the 311 Homestead Exemptions for 03.25.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Ms. Junod made the motion to approve Homestead Exemptions.

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 –

### EDUCATION

None.

### SCHEDULING OF MEETINGS

The next meetings are scheduled for April 8<sup>th</sup> and 22<sup>nd</sup> May 13<sup>th</sup> and 27<sup>th</sup> at 2:00pm.

### POLICIES & PROCEDURES

None.

Motion to Adjourn

Mr. Thomas presented this item.

Mr. Alderman made a motion to adjourn the meeting at 3:06 p.m.

Mr. Davis 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:

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