

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS
April 22, 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 in the Board Room of the Tax Assessors Office on April 22, 2026, at 2:00 p.m.

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

Board Attorney: David Cromer; James, Bates, Brannan, & Groover

Administrative Personnel Present: Andrea Crutchfield, Chief Appraiser; Jody Claborn, Deputy Chief Appraiser, Kema Bishop, Appraisal Manager, Residential, Bo Parrott, Appraisal Manager, Commercial

Administrative Personnel Absent: None

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 April 8, 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. Alderman and Ms. Holmes

No –
Abstain –
Absent – Ms. Junod, Mr. Davis

Mr. Thomas declared the motion carried.

CHIEF APPRAISER’S REPORT

1. Ms. Crutchfield gave an updated report. Ms. Crutchfield gave a legislative update-Governor Kemp received bills on April 10, 2026 and there has been no movement to date. The Tax Assessors Office is working with GMASS on a cost table update and Homestead applications that were filed by April 1 are continuing to be processed before 2026 Assessment Notices are mailed.
2. Reports from Managers:
 - A. Residential Division—Ms. Bishop gave an updated report on the Residential Division. They are reviewing all new construction as well as listings, correcting information and comparing values. Photos of 2025 sales are being taken, and physical changes are being made if necessary. They are determining the accessibility area of rural land and will be working with GMASS to determine base price per acre and desirability characteristics. Listings are being review as well. To date, there have been 456 permits received for 2026.
 - B. Commercial Division – Ms. Parrott gave an updated report on the Commercial Division. They are working and finishing data edits. Historic 9th year letters have been mailed, and 10th year letters are prepared and ready to mail closer to the 2026 Notice of Assessment date. Hanger, bond and pilot allocations have been updated as well as apartment income values with market data. There have been 177 permits received for 2026 compared to 102 from 2025. All returns have been reviewed and worked on complete. Hotel income values with market data have been updated. They are reviewing ratio numbers received from GMASS and new QSR valuations have also been fully implemented.
 - C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. There has been a total of 3,376 returns that have been received and 1,981 worked for 2026. There are currently 7 Freeport Applications missing that filed in the prior year and have not been filed this year-Ms. Crutchfield has emailed all of them to request this documentation. For the Consent Agenda today, there is 1 2025 error, 1 2024 error and 1 30-day notice for a motor vehicle.

MOTION TO APPROVE CONSENT AGENDA

Vote to approve the Consent Agenda April 22, 2026

Mr. Thomas presented this item.

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

Mr. Thomas declared the motion carried.

MISCELLANEOUS ITEMS

None.

LEGAL MATTERS

Motion to enter Executive Session for discussion on litigation at 2:21 p.m.

Mr. Thomas presented this item.

Mr. Alderman made the motion to enter Executive Session.

Ms. Holmes seconded the motion.

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

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

Mr. Thomas declared the motion carried.

Motion to adjourn Executive Session at 2:28 p.m.

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

Mr. Thomas declared the motion carried.

EXEMPTION REQUESTS

1. Boys and Girls Club of Central Georgia; 150 Sessions Drive; Parcel#P084-0021

Purported Use: Not given

Mr. Thomas presented this item.

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

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

Aye-Mr. Thomas, Mr. Davis and Ms. Holmes

No –

Abstain –

Absent – Mr. Alderman, Ms. Junod

Mr. Thomas declared the motion carried.

HOMESTEAD EXEMPTIONS

Vote to approve Homestead Exemptions for 04.08.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Mr. Alderman made the motion to approve Homestead Exemptions.

Ms. Holmes seconded the motion.

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

Aye – Mr. Thomas, Mr. Alderman, Ms. Holmes

Abstain –

Absent – Mr. Davis. Ms. Junod

EDUCATION

CAVEAT will be held May 18-21, 2026, in Tifton

SCHEDULING OF MEETINGS

The next meetings are scheduled for May 13th and 27th; June 10th at 2:00pm.

POLICIES & PROCEDURES

None.

Motion to Adjourn

Mr. Thomas presented this item.

Ms. Holmes made a motion to adjourn the meeting at 2:30 p.m.

Mr. Alderman seconded the motion.

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

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

No –

Abstain –

Absent – Mr. Davis, Ms. Junod

Mr. Thomas declared the motion carried.

Respectfully Submitted:

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