

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS  
April 8, 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 in the Board Room of the Tax Assessors Office on April 8, 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, 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

Mr. Claborn gave an update on GMASS and the cost tables for 2026. Ms. Crutchfield announced to the Board that Bo Parrott has been promoted to Appraisal Manager for the Commercial Department and Will Holloway as Residential Supervisor.

APPROVAL OF MINUTES

Approval of minutes for the meeting of March 25, 2026.

Mr. Thomas presented this item.

Ms. Holmes 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, 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 updated report. Ms. Crutchfield requested a legislative update from Ms. Schutlz- specifically Senate Bill 33 and 566 pertaining to Homestead and property values.
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. They are continuing to review sales, but neighborhood adjustments have been put on hold until GMASS work has been completed. There have been 27 returns filed for 2026, and all returns have been reviewed and completed at this time. A total of 481 new parcels has been entered through the development of new subdivisions for 2026. There were 95 in Stonebridge, 76 in phase 2 of Kinsdale and 310 in Highland Point.
  - B. Commercial Division – Ms. Parrott gave an updated report on the Commercial Division. They are still working on GIS/CAMA data QC as well as sales qualifications. They have received 5 returns for 2026 to date. Currently, there are 172 permits for 2026, this time last year there were 98. The largest exempt commercial structure added in 2025 was First Quality Baby Products for \$51,877,032; Largest taxable commercial structure added was Luxe Apartments, a 280-unit complex for \$29,606,690; Largest Exempt permit was for Irving Tissue for \$10,108,645; largest taxable permit was \$29,000,000 for mix use development at 552 DT Walton Sr. Way. There are currently 3 Settlement Conferences that are still left to be heard.
  - C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. There has been a total of 2,460 returns that have been received and 1,444 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 were due by April 1. The policy for postmarks has been reviewed and there will be no changes for 2026. There has been very heavy mail and appears to be another large number of late returns for 2026.

MOTION TO APPROVE CONSENT AGENDA

Vote to approve the Consent Agenda April 8, 2026

Mr. Thomas presented this item.

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

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.

MISCELLANEOUS ITEMS

None.

LEGAL MATTERS

Motion to enter Executive Session for discussion on litigation at 2:26 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, Ms. Junod, Mr. Davis and Ms. Holmes  
No –  
Abstain –  
Absent –

Mr. Thomas declared the motion carried.

Motion to adjourn Executive Session at 2:30 p.m.

Mr. Davis made the motion to adjourn 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.

#### EXEMPTION REQUESTS

1. The Corporation of Mercer; 540 Martin Luther King Jr. Blvd; Parcel# R081-0047  
**Purported Use:** Multi-Use music venue and museum, housing music, rehearsal space, music recording studio, Capricorn Museum, and classroom/meeting space.

Mr. Thomas presented this item.

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

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

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

No –

Abstain – Mr. Alderman and Ms. Junod

Absent –

Mr. Thomas declared the motion carried.

#### HOMESTEAD EXEMPTIONS

Vote to approve the 14 Homestead Exemptions for 04.08.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Mr. Davis made the motion to approve Homestead Exemptions.

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 –

### EDUCATION

CAVEAT will be held May 18-21, 2026, in Tifton. Ms. Junod will be attending class April 21-23, 2026, in Dublin.

### SCHEDULING OF MEETINGS

The next meetings are scheduled for April 22<sup>nd</sup> May 13<sup>th</sup> and 27<sup>th</sup> and June 10<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 2:33 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