

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS
May 13, 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 May 13, 2026, at 2:00 p.m.

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

Board Members Absent: Jim Davis, Vice Chairman-sick

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: Bo Parrott, Appraisal Manager, Commercial

Staff: Anna Stanfield, Board Secretary

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 April 22, 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 Ms. Junod and Ms. Holmes

No –
Abstain –
Absent –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 which includes updates to Wingap and the assessment notices before the 2026 notices can be mailed. GMASS are also still working on updates for 2026 but are not finalized yet. Additionally, out office is working on submitting documents for the 3-year tax digest review (2025).

DEPUTY CHIEF’ REPORT

1. Mr. Claborn gave an updated CUVA report which includes parcels J004-0018, N150-0008, N150-0012, and N150-0040. These are all CUVA breaches for 2026.

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 completing the sales photos for 2025 sales and completing queries for these reviews as well. They are working with GMASS on the large and small acreage pricings. Listings and sales are being reviewed. They are preparing Historic ninth-and tenth year letters to be mailed with 2026 Assessment Notices. Additionally, they are preparing to review ratios once GMASS has completed their valuation.
- B. Commercial Division – Mr. Claborn gave an updated report on the Commercial Division. Bass Pro, which was previously a PILOT account, is now 100% taxable and the PILOT has ended. 2025 appeals have all been completed and remaining settlement conferences have been held; Superior Court has been rescheduled, and a date has not been set. April permits and 3-year reviews are being visited, and they are continuing to work on values as they prepare for 2026 Assessment Notices. Some notable new construction added for 2026 are:
 - a. EOC-Shurling Drive
 - b. Pointe Grand Apartments-Thomaston Rd
 - c. River Edge on Ingleside Ave
 - d. Luxe Apartments-Riverside Drive
 - e. SAIA Motor Freight-Joe Tamplin Industrial Blvd
 - f. Sugar Creek Apartments-N. Lamar Rd
 - g. IHOP-Mercer University Drive
- C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. There has been a total of 3,653 returns that have been received and 2,944 worked for 2026. There are currently 5 Freeport Applications missing that filed in the prior year and have not been filed this year-Ms. Crutchfield has emailed and/or called all of them to request this documentation. For the Consent Agenda today, there are 2 2025

errors, 1 2024 error and 1 Pre-Bill MH error for 2026. The goal is to be complete with Personal Property when the 2026 Real Property Assessment Notices are complete.

MOTION TO APPROVE CONSENT AGENDA

Vote to approve the Consent Agenda May 13, 2026

Mr. Thomas presented this item.

Mr. Alderman 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. Alderman, Ms. Junod and Ms. Holmes

No –

Abstain –

Absent – Mr. Davis

Mr. Thomas declared the motion carried.

MISCELLANEOUS ITEMS

None.

LEGAL MATTERS

Motion to enter Executive Session for discussion on litigation at 2:29 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 and Ms. Holmes

No –

Abstain –

Absent – Mr. Davis

Mr. Thomas declared the motion carried.

Motion to adjourn Executive Session at 2:44 p.m.

Ms. Junod made the motion to adjourn Executive Session.

Mr. Alderman seconded the motion.

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

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

Mr. Thomas declared the motion carried.

EXEMPTION REQUESTS

1. The House of God Which Is the Church of the Living God; 3187 Ridge Ave;
Parcel#O063-0196

Purported Use: Place of Worship for Church

Mr. Thomas presented this item.

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

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

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

Mr. Thomas declared the motion carried.

2. ALC Ministries; 630 Wimbish Rd; Parcel# N053-0048

Purported Use: Place of Worship for Church

Mr. Thomas presented this item.

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

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

Aye-Mr. Thomas, Mr. Alderman, Ms. Junod and Ms. Holmes

No –

Abstain –

Absent – Mr. Davis

Mr. Thomas declared the motion carried.

3. Young Life; 6461 Forsyth Rd; I004-0047

Purported Use: Administrative offices for three employees, a clubhouse and pavilion for weekly meetings, and open space for community events, leadership activities, and recreation as a purely public charity.

Mr. Thomas presented this item.

Ms. Holmes made a motion to **grant** 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. Alderman, Ms. Junod and Ms. Holmes

No –

Abstain –

Absent – Mr. Davis

Mr. Thomas declared the motion carried.

4. Bobby Jones Villas LP; 4260 Nisbet Drive; Parcel# L094-0198

Purported Use: Multi-Family apartment complex for low-income residents

Mr. Thomas presented this item.

Ms. Holmes made a motion to **grant** the exemption request for 2026 and forward.
Ms. Junod seconded the motion.

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

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

Mr. Thomas declared the motion carried.

5. Crossroads Christian Counseling Center; 717 North Ave; R071-0056

Purported Use: outpatient Christian counseling center/offices

Mr. Thomas presented this item.

Mr. Alderman made a motion to **deny** the exemption request for 2026 and forward since the property was not in use January 1, 2026.

Ms. Junod seconded the motion.

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

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

Mr. Thomas declared the motion carried.

HOMESTEAD EXEMPTIONS

Vote to approve 607 Homestead Exemptions for 5.13.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Mr. Alderman 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. Alderman, Ms. Junod and Ms. Holmes

Abstain –

Absent – Mr. Davis

Vote to deny 99 Homestead Exemptions for 5.13.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Ms. Junod made the motion to deny Homestead Exemptions.

Ms. Holmes seconded the motion.

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

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

Abstain –

Absent – Mr. Davis

EDUCATION

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

SCHEDULING OF MEETINGS

The next meetings are scheduled for May 27th; June 10th and 24th at 2:00pm.

POLICIES & PROCEDURES

None.

Motion to Adjourn

Mr. Thomas presented this item.

Mr. Alderman made a motion to adjourn the meeting at 2:55 p.m.

Ms. Holmes seconded the motion.

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

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

No –

Abstain –

Absent – Mr. Davis

Mr. Thomas declared the motion carried.

Respectfully Submitted:

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