

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS

May 27, 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 27, 2026, at 2:00 p.m.

Board Members Present: George Thomas, Chairman, Yvonne Holmes, Jim Davis and Jonathan Alderman

Board Members Absent: Leigh Ann Junod-Vacation

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: 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 May 13, 2026.

Mr. Thomas presented this item.

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

Mr. Davis seconded the motion.

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

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

No –
Abstain –
Absent –Ms. Junod

Mr. Thomas declared the motion carried.

CHIEF APPRAISER'S REPORT

1. Ms. Crutchfield gave an updated report. Ms. Crutchfield asked for a CAVEAT update that the Board attended the week prior. They are continuing to work on schedule updates from GMASS-the goal is to approve values at the June 10th meeting. A Wingap update has been received with the new assessment notice and are now working on incorporating all updated changes for 2026. All documents have been submitted for 3-year review and a meeting with Department of Revenue is scheduled for June 11, 2026. A letter to the Tax Commissioner's Office regarding delay in submitting the 2026 digest has been sent.

Reports from Managers:

- A. Residential Division—Ms. Bishop gave an updated report on the Residential Division. They are reviewing all new construction and one additional large neighborhood prior to sending 2026 Assessment notices. They are reviewing ratios now that GMASS has completed their work. All parcels with a 25%+ change in value, increase or decrease, are being reviewed as well. They are working data edits and are preparing Historic ninth- and tenth-year letters to be mailed with 2026 Assessment notices.
- B. Commercial Division – Ms. Parrott gave an updated report on the Commercial Division. Data edits are in full swing and 3-year reviews are ongoing. Mobile Home Park space values have been adjusted to market values. They are checking land schedules now that GMASS updates have been completed. April permits have been assigned and reviewed.
- C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. There has been a total of 3,788 returns that have been received and 3,454 worked for 2026. For the Consent Agenda today, there is one Motor Vehicle waiver to approve. 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 27, 2026

Mr. Thomas presented this item.

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

Mr. Davis seconded the motion.

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

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

No –

Abstain –

Absent – Ms. Junod

Mr. Thomas declared the motion carried.

MISCELLANEOUS ITEMS

None.

LEGAL MATTERS

Motion to enter Executive Session for discussion on litigation at 2:35 p.m.

Mr. Thomas presented this item.

Mr. Davis made the motion to enter Executive Session.

Mr. Alderman seconded the motion.

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

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

No –

Abstain –

Absent – Ms. Junod

Mr. Thomas declared the motion carried.

Motion to adjourn Executive Session at 2:42 p.m.

Ms. Holmes 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, Mr. Davis and Ms. Holmes

No –

Abstain –

Absent – Ms. Junod

Mr. Thomas declared the motion carried.

EXEMPTION REQUESTS

1. Dismas Charities Properties
 - a. 8609 Thomaston Rd; Parcel# DE67-0188
 - b. 8725 Thomaston Rd; Parcel# DE67-0028
 - c. "Thomaston Rd"; Parcel# DE67-0323

Purported Use: Federal post-incarceration residential re-entry facility

Mr. Thomas presented this item.

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

Mr. Alderman seconded the motion.

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

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

No –

Abstain –

Absent – Ms. Junod

Mr. Thomas declared the motion carried.

HOMESTEAD EXEMPTIONS

Vote to approve 79 Homestead Exemptions for 5.27.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Ms. Holmes made the motion to approve Homestead Exemptions.

Mr. Alderman seconded the motion.

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

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

Vote to deny 8 Homestead Exemptions for 5.27.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Ms. Holmes 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, Mr. Davis and Ms. Holmes
Abstain –
Absent – Ms. Junod

EDUCATION

The Board of Assessors attended CAVEAT in Tifton on May 18-21, 2026.

SCHEDULING OF MEETINGS

The next meetings are scheduled for June 10th and 24th; July 8th 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, Mr. Davis and Ms. Holmes

No –
Abstain –
Absent – Ms. Junod

Mr. Thomas declared the motion carried.

Respectfully Submitted:

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