

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS

July 29, 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 July 29, 2026, at 2:00 p.m.

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

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:

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 July 8, 2026.

Mr. Thomas presented this item.

Ms. Junod 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, Mr. Davis. Ms. Junod 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 gave a 2026 appeal update. A total of 1291 appeals have been received as of today. Ms. Crutchfield gave an update on the 2025 Digest Review. The 2025 Preliminary Sale Ratio Study was 39.43; Residential COD was 6.05 (cited in 2023 for Residential COD being 15.3).

Reports from Managers:

- A. Residential Division—Ms. Bishop gave an updated report on the Residential Division. The staff are field reviewing and working appeals in office and preparing BOE spreadsheets as well as assisting taxpayers with appeals both in office and on the phone. They are delivering and reviewing return mail. A total of 814 Residential appeals has been received verses 471 residential appeals in 2025. There are currently 580 active appeals as well as 17 appeals certified to Hearing Officer. For today's meeting, there are a total of forty-five 30-day notices, 147 being certified to BOE, five withdrawals plus some withdrawn at the BOE level. There is currently one day of BOE hearings scheduled.
- B. Commercial Division – Ms. Parrott gave an updated report on the Commercial Division. There have been 361 appeals received to date verses 767 appeals filed in 2023. 97 appeals have chosen the path of Hearing Officer. For today's meeting, there are fifty-six 30-day notices, 12 certified to BOE, 4 withdrawals, and 80% remain active. Additionally, the staff monitor sales, listings, and market data to support accurate valuations.
- C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. There have been (39) Personal Property appeals filed for 2026. On today's Consent Agenda there are (1) 45-day notice, (3) 30-day notices, 10 withdrawals, (1) ACO for tax year 2025, (3) errors for tax year 2025, and (1) error for tax year 2024.

MOTION TO APPROVE CONSENT AGENDA

Vote to approve the Consent Agenda July 29, 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, Mr. Davis and Ms. Holmes
No –
Abstain –
Absent –
Mr. Thomas declared the motion carried.

MOTION TO APPROVE PANAPRINT APPEAL DIRECTLY TO SUPERIOR COURT

Vote to approve appeal directly to PanaPrint to Superior Court

Mr. Thomas presented this item.

Mr. Davis 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, Mr. Davis, Ms. Junod and Ms. Holmes
No –
Abstain –
Absent –
Mr. Thomas declared the motion carried.

MISCELLANEOUS ITEMS

None.

LEGAL MATTERS

None.

EXEMPTION REQUESTS

None.

HOMESTEAD EXEMPTIONS

Vote to approve 266 Homestead Exemptions for 7.29.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Ms. Holmes 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, Mr. Davis and Ms. Holmes

Abstain –

Absent –

Vote to deny 26 Homestead Exemptions for 7.29.26 (See attached list included with meeting minutes).

Mr. Thomas presented this item.

Ms. Holmes made the motion to deny Homestead Exemptions.

Mr. Davis seconded the motion.

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

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

Abstain –

Absent –

EDUCATION

None.

SCHEDULING OF MEETINGS

The next meetings are scheduled for August 12th and 26th; September 9th & 23rd at 2:00 p.m.

POLICIES & PROCEDURES

None.

MOTION TO ADJOURN

Mr. Thomas presented this item.

Mr. Alderman made a motion to adjourn the meeting at 2:29 p.m.

Mr. Davis seconded the motion.

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

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

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

Respectfully Submitted:

Anna Stanfield
Board Secretary/Appraiser I