

MACON-BIBB COUNTY BOARD OF TAX ASSESSORS

August 12, 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; Anna Stanfield-board secretary

Administrative Personnel Absent:

Staff:

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 29, 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, 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 1786 appeals have been received as of today. On today's Consent Agenda, there are 2 revised Public Utility Assessment Notices for CenturyLink Communications LLC, one for 2024 and one for 2025 which are under appeal. The tax digest was turned over to the Tax Commissioner's Office on August 5, 2026.

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 as well as working on new construction. The Appraisers are delivering and reviewing all returned mail. For today's meeting, there are sixty- two 30-day notices and 33 certified to BOE. Currently, there are 719 active appeals remaining which includes 19 Hearing Officer appeals. To date, there are 19 withdrawals with some withdrawals at the BOE level. There are currently 6 days of BOE scheduled for September.
- B. Commercial Division – Ms. Parrott gave an updated report on the Commercial Division. There have been (630) appeals received to date. 55% of these appeals require field visits and the appraisers are actively working on these appeals. There were 430 permits issued in June and have been assigned for review. For today's meeting, there are 105 30-day notices, 22 certified to BOE, 8 certified to Hearing Officer, and 49% are still active.
- C. Personal Property — Ms. Crutchfield gave an updated report for the Personal Property Division. There have been (102) Personal Property appeals filed for 2026-42 of these appeals are for Certified Hearing Officer. On today's Consent Agenda there are (14) withdrawals, (1) ACO for tax year 2026, (1) ACO for tax year 2025, and (1) ACO for tax year 2024. There are (3) errors for pre-Bill for tax years 2024, 2025, and 2026. Personal Property has also started reviewing pre-bill mobile home parks for 2027.

MOTION TO APPROVE CONSENT AGENDA

Vote to approve the Consent Agenda August 12, 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.

MISCELLANEOUS ITEMS

None.

LEGAL MATTERS

Motion to enter Executive Session for discussion on litigation at 2:09 p.m.

Mr. Thomas presented this item.

Ms. Holmes 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, Ms. Junod and Ms. Holmes

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

Motion to adjourn Executive Session at 2: 30 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, Mr. Davis, Ms. Junod and Ms. Holmes

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

EXEMPTION REQUESTS

1. PDG West Club, LP; 159 Steven Drive; Parcel# L081-0142

Purported Use: Low Income Housing

Mr. Thomas presented this item.

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

No –

Abstain –

Absent –

Mr. Thomas declared the motion carried.

HOMESTEAD EXEMPTIONS

Vote to approve 41 Homestead Exemptions for 812.26 (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 11 Homestead Exemptions for 8.12.26 (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, Mr. Davis and Ms. Holmes

Abstain –

Absent –

EDUCATION

None.

SCHEDULING OF MEETINGS

The next meetings are scheduled for August 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 2:35 p.m.

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.

Respectfully Submitted:

Anna Stanfield
Board Secretary/Appraiser I