



Madison County Board of Assessors

PO Box 85
Danielsville, GA 30633
(706)795-6355
(706)795-5715 FAX

Board Members:
Ralph McCay Jr., Chairman
Janis Ellis, Vice-Chairperson
Lynn Hix

Meeting: March 8, 2018

Chairman Ralph McCay Jr ordered the regular called meeting of the Madison County Board of Assessors to order at 5:30 p.m. March 8, 2018 in the Public Meeting Room of the Madison County Government Complex. In attendance were Janis Ellis and Lynn Hix. Also in attendance were Robin Baker and Gary Kappeler.

Old Business:

Motion was made by Mrs. Janis Ellis to approve the minutes from the February 8, 2018 regular business meeting. Mr. Lynn Hix seconded the motion. Motion passed with unanimous consent.

New Business:

The board reviewed the 2018 Digest ACO report.

Motion was made by Mrs. Janis Ellis to accept the submitted 2018 ACO report. Mr. Lynn Hix seconded the motion. Motion passed with unanimous consent.

The board discussed the appointment of a BOA Chairperson.

Motion was made by Mrs. Janis Ellis to elect Mr. Ralph McCay Jr. as the Chairperson for the BOA. Mr. Lynn Hix seconded the motion. Motion passed with unanimous consent by a vote of 2-0, with Mr. Ralph McCay abstaining.

A request was made by Comer Baptist Church Inc. to receive full exempt status for parcel 0084-037. They were previously approved for 50% exempt status but the business that was using half of the building has moved and the church is using the entire building now.

Motion was made by Mr. Lynn Hix to approve the exempt status request for parcel 0084-037 for Comer Baptist Church Inc. Mrs. Janis Ellis seconded the motion. Motion passed with unanimous consent.

Homestead exemption request was made by Timothy Hahn for parcel 0032A-147.

Motion was made by Mr. Lynn Hix to deny Timothy Hahn's homestead exemption request for parcel 0032A-147 due to the mobile home title not being in the land owner's name. Mrs. Janis Ellis seconded the motion. Motion passed with unanimous consent.

Homestead exemption request was made by Sylvia Elaine Clark for parcel 0096-047.

Motion was made by Mrs. Janis Ellis to deny Sylvia Elaine Clark's homestead exemption request for parcel 0096-047 due to the mobile home title not being in the land owner's name. Mr. Lynn Hix seconded the motion. Motion passed with unanimous consent.

Appeals:

The appeal status update was discussed with the board.

Motion was made by Mrs. Janis Ellis to deny any decrease in value for the motor vehicle appeal made by Terry Joe Lorenz. The 2006 Toyota Avalon was not made available for a visual inspection. Mr. Lynn Hix seconded the motion. Motion was passed with unanimous consent.

Motion was made by Mr. Lynn Hix to approve a reduced value of \$2,500.00 for the motor vehicle appeal made by Michael Levi Larkins. This motion was made following a visual inspection of the 2006 Chevrolet Colorado. The original state title transfer value was \$7,600.00. Mrs. Janis Ellis seconded the motion. Motion was passed with unanimous consent.

Motion was made by Mrs. Janis Ellis to approve a reduced value of \$1,500.00 for the motor vehicle appeal made by Nathan Shane Owens. This motion was made following a visual inspection of the 2003 Ford Ranger by the appraisal staff. The original state title transfer value was \$3,500.00. Mr. Lynn Hix seconded the motion. Motion was passed with unanimous consent.

Conservation:

Motion was made by Mrs. Janis Ellis to approve the continuation of the current conservation use covenant for parcel 0075-001. Mr. Lynn Hix seconded the motion. Motion was passed with unanimous consent.

Motion was made by Mrs. Janis Ellis to approve the continuation of the current conservation use covenant for parcel 0075-001-02. Mr. Lynn Hix seconded the motion. Motion was passed with unanimous consent.

Motion was made by Mr. Lynn Hix to breach the current conservation use contract for parcel 0041-061 after 2 acres was split off to a family member and the residence was not started within the 1 year deadline as per O.C.G.A. 48-5-7.4 (o)(1). Mrs. Janis Ellis seconded the motion. Motion was passed with unanimous consent.

Motion was made by Mrs. Janis Ellis to approve the new conservation use contract for 0041-061. Mr. Lynn Hix seconded the motion. Motion was passed with unanimous consent.

Chairman's recommendations:

The board inquired about running an ad in the paper detailing the appraisal timeline with all the deadlines for appeals, returns etc.

Chief Appraiser recommendations:

Policy:

The boards discussed creating a policy that requires any transfer of ownership regarding real property must be done so by a legal deed and recorded with the clerk of courts office and adhere to Georgia law.

Motion was made by Mr. Lynn Hix to create an Ownership transfer Policy that requires any transfer of ownership regarding real property must be done so by a legal deed and recorded with the clerk of courts office and adhere to Georgia law. Mrs. Janis Ellis seconded the motion. Motion passed with unanimous consent.

Personnel:

Adjournment:

Motion was made by Mrs. Janis Ellis to adjourn at 6:10 p.m. Mr. Lynn Hix seconded the motion. Motion passed with unanimous consent.

SIGNATURE PAGE
FOR THE MINUTES OF THE REGULAR CALLED BUSINESS MEETING
OF MARCH 8, 2018

Ralph McCay Jr. – CHAIRMAN

A handwritten signature in cursive script, appearing to read "Ralph McCay Jr.", written above a horizontal line.

Janis Ellis – VICE CHAIRPERSON

A handwritten signature in cursive script, appearing to read "Janis Ellis", written above a horizontal line.

Lynn Hix – BOARD MEMBER

A handwritten signature in cursive script, appearing to read "Lynn Hix", written above a horizontal line.