



Madison County Board of Assessors

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

Meeting: January 10, 2013

Chairman Ralph McCay Jr ordered the regular called meeting of the Madison County Board of Assessors to order at 5:30 p.m. January 10, 2013 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, Vicky Krieg and Stacey Rubio.

Old Business:

Motion was made by Janis Ellis to approve the minutes from the December 13, 2012 regular business meeting. Lynn Hix seconded the motion. Motion passed with unanimous consent.

New Business:

Motion was made by Janis Ellis to Re-elect Ralph McCay Jr as Chairman of the Madison County Board of Assessors. Lynn Hix seconded the motion. Motion passed with unanimous consent.

Motion was made by Lynn Hix to Re-elect Janis Ellis as Vice-Chairperson of the Madison County Board of Assessors. Ralph McCay Jr. seconded the motion. Motion passed with unanimous consent.

Appeals:

Motion was made by Janis Ellis to accept the current 2012 Appeals Progress Report as presented. Lynn Hix seconded the motion. Motion passed with unanimous consent.

Conservation:

Chairman's recommendations:

Chief Appraiser recommendations:

Policy:

Motion was made by Janis Ellis to adopt policy number BOA CUVA 16(see *attached*). Lynn Hix seconded the motion. Motion passed with unanimous consent.

Motion was made by Lynn Hix to adopt policy number BOA CUVA 1 (*see attached*). Janis Ellis seconded the motion. Motion passed with unanimous consent.

Motion was made by Janis Ellis to table all other proposed policies until the next meeting. Lynn Hix seconded the motion. Motion passed with unanimous consent.

Personnel:

Adjournment:

Motion was made by Lynn Hix to adjourn at 6:00 p.m. Janis Ellis seconded the motion. Motion passed with unanimous consent.

Specialized Assessment Applications by Appointment (CUVA, FLPA, PREF, etc)

Policy Number BOA CUVA 1

Date Adopted – 1-10-2013

Effective Date – 1-1-2013

It shall be the policy of the Madison County Board of Assessors to accept all Specialized Assessment Applications by appointment only; unless other arrangements are made. This includes Conservation Use Valuation Assessment (CUVA), Forest Land Protection Act (FLPA), Preferential Assessment (PREF), Brownfield Property, Rehabilitated Historic, & Landmark Historic. If an application is not completed in the office, as stated in policy BOA 1, it will only be accepted by mail with the U.S. Postal Service postmark by the appropriate deadline. The Madison County Board of Assessors will not accept applications via electronic transmission; we are unable to maintain and verify receipt.

Value of all Residences and Underlying Property is Excluded from Conservation Use Covenant

Policy Number BOA CUVA 16

Date Adopted – 1-10-2013

Effective Date – 1-1-2013

At the time of application for a New, Renewal, or Continuation (if continued from a covenant that started after May 1, 2012) covenant, 2.00 acres per residence will be “excluded” on a CUV application. The excluded acreage will not be considered or used in determining if a parcel meets all of the qualifications in order to enter in a covenant. The acreage is based on local zoning ordinances.

48-5-7.4(1)(B) Such property excludes the entire value of any residence and its underlying property; as used in this subparagraph, the term "underlying property" means the minimum lot size required for residential construction by local zoning ordinances or two acres, whichever is less. This provision for excluding the underlying property of a residence from eligibility in the conservation use covenant shall only apply to property that is first made subject to a covenant or is subject to the renewal of a previous covenant on or after May 1, 2012.

**SIGNATURE PAGE
FOR THE MINUTES OF THE REGULAR CALLED BUSINESS MEETING
OF January 10, 2013**

Ralph McCay Jr. – CHAIRMAN

Janis Ellis – VICE CHAIRPERSON

Lynn Hix – BOARD MEMBER