Hart County Board of Assessors

P.O. Box 810

194 Cade Street

Hartwell, GA 30643

(706) 376-3997

Board Members:

**Jerry** Hanneken, Chairman

Ray Dillon, Vice chairman

Bill Capie

Larry Bramblett

Bill Myers

The Hart County Board of Assessors met Tuesday, May 10th, 2016 for a regularly scheduled meeting at the Hart County Appraisal Department. Those in attendance were Board of Assessor members Jerry Hanneken, Chairman, Ray Dillon, Vice chairman, Bill Myers, Larry Bramblett and Bill Capie. Wayne Patrick, Chief Appraiser, Missy Dove, Shane Hix and Nikki Graham were present for the office staff. Vivian Morgan, from the Hartwell Sun, was also in attendance.

Nikki Graham took minutes for the meeting.

Mr. Hanneken called the meeting to order at 9:01 a.m.

Mr. Myers opened the meeting with a prayer.

Mr. Capie noted the passing of Jim Dennis, member of the Board of Assessor’s from 2011-2014. Capie said, “Hart County and BOA owe a debt of gratitude to Jim. He was willing to jump in when there were thousands of unresolved appeals and work was years behind. He was willing and committed to work hard, always fair and mindful of the public interest. Jim was responsible for the first draft of the current policy manual, and applied his professional experience to daunting tasks we faced. Our Board and this office are better because of his contributions.”

Mr. Hanneken requested a motion to accept the minutes of the April 19th, 2016 meeting. Motion was made by Mr. Dillon. Mr. Myers seconded, and the motion passed 5-0.

Mr. Hanneken requested a motion to accept the work session minutes of the April 29th, 2016 meeting. Motion was made by Mr. Myers. Mr. Dillon seconded, and the motion passed 5-0.

Mr. Hanneken requested a motion to accept the work session minutes of the May 9th, 2016 meeting. Motion was made by Mr. Dillon. Mr. Myers seconded, and the motion passed 5-0.

Mr. Hanneken requested a motion to approve the agenda. Motion was made by Mr. Dillon. Mr. Myers seconded, and the motion passed 5-0.

Missy Dove reported an exempt status application was filed on parcel, I57G 108. Ms. Dove said after reviewing the property and requesting information to where the money is being used from the property owner, and the property owner’s failure to respond, Ms. Dove is recommending to deny the exempt status application. After a brief discussion among the board motion was made by Mr. Bramblett to accept staff’s recommendation. Mr. Dillon seconded, and the motion passed 5-0.

Ms. Dove presented 18 Conservation Use Applications to the board and recommended approval. Motion was made by Mr. Dillon to accept staff’s recommendation. Mr. Capie seconded, and the motion passed 5-0.

Ms. Dove presented 1 Forest Land Application to the board and recommended a denial. The FLA requires a property to have at least 200 acres and this property only had 190 acres. Motion was made by Mr. Dillon to accept staff’s recommendation. Mr. Myers seconded, and the motion passed 5-0.

Shane Hix presented 3 automobile appeals to the Board for consideration. Mr. Hix suggested a retail value and presented information to the Board on how he arrived at said value. After a brief discussion among the board motion was made by Mr. Dillon to accept staff’s recommendation. Mr. Myers seconded, and motion passed 5-0.

Wayne Patrick, Chief Appraiser, presented 2016 CUV values provided by the state to the board for approval. Mr. Hanneken requested a motion to approve the CUV values. Motion was made by Mr. Dillon to accept state’s recommendation. Mr. Bramblett seconded, and the motion passed 5-0.

Mr. Patrick presented 28 applications for the 2016 Freeport Exemption for approval. Mr. Peck gave a short explanation of how he reviews each property before requesting approval for Freeport exemption. After a brief discussion among the board motion was made by Mr. Dillon to accept staff’s recommendation. Mr. Bramblett seconded, and the motion passed 5-0.

Mr. Patrick presented 3 Freeport applications recommended for denial to the board. Motion was made by Mr. Dillon to accept staff’s recommendation. Mr. Myers seconded, and the motion passed 5-0.

Mr. Patrick presented the board a summary and definition of Influence Factors,which may be applied to properties when being appraised, and recommended its acceptance. The board had a brief discussion on the Influence Factors. Mr. Capie explained that he and Mr. Patrick expected to revisit these early this summer. Motion was made by Mr. Dillon to accept staff’s recommendation. Mr. Myers seconded, and the motion passed 5-0.

Mr. Patrick presented the board with an updated cost sheet on building of poultry houses and stated that the values of poultry houses would increase this year.

Mr. Patrick presented to the board a list of Pond Productivity Levels to be used when valuing ponds on large acreage tracts. Mr. Patrick recommended approval by the board. Mr. Bramblett suggested including engineered ponds in level one, and Mr. Patrick agreed. After a brief discussion among the board, motion for approval was made by Mr. Dillon. Mr. Bramblett seconded, and the motion passed 5-0.

Mr. Patrick reported that he had discovered after Monday’s work session that the wrong cost figures ($65.14 rather than $68.20) were used in the ratio studies originally reported to the Board. He presented revised ratio study results and reported that all ratios had improved with the correction.

Mr. Patrick then recommended that the Board approve all schedules that had been presented to the Board and supported by the revised ratio studies. Motion was made by Mr. Bramblett to accept recommendation, Mr. Dillon seconded, and the motion passed 5-0.

Mr. Patrick then explained that the 2016 assessments had been derived from these schedules and values. He requested Board approval for mailing assessment notices. The board had a brief discussion over the assessments and motion to approve mailing assessment notices was made by Mr. Dillon. Mr. Myers seconded, and the motion passed 5-0.

Mr. Hanneken reminded the board the next scheduled meeting will be on June 21st @ 9:00 a.m.

Mr. Hanneken stated that we had agreed to have a sign in sheet for property owners who come in for appeals. Mr. Patrick agreed to create a sign in sheet, but stated “most contact from property owners would be over the phone and a lot of appeals are also emailed and mailed in to the office.”

Mr. Patrick also stated that he could run a report on WinGap at any time to show how many appeals have been filed. Mr. Capie suggested that such a report be distributed to the Board weekly during the appeal period. Mr. Patrick agreed to do this.

There was also a brief discussion of what the office will be doing during the appeal process, as the board members felt that other work could be done during the appeal period. Mr. Patrick explained the board will be so busy with appeals that if time allotted other work would be done. Mr. Patrick stated that the staff would not start working on the 2017 Digest year until the 45 day appeal period is over. Mr. Capie suggested that Board members visit the office at least once weekly in order to see how the process was working.

In the old business portion Mr. Patrick presented to the Board the 2016 Budget for approval. After a brief discussion over the budget motion to approve was made by Mr. Bramblett. Mr. Capie seconded, and the motion passed 5-0.

There being no new business, or public comment, Mr. Hanneken requested a motion to adjourn the meeting. Motion was made by Mr. Dillon. Mr. Myers seconded, and the motion passed 5-0.

The meeting was adjourned at 11:06.

Jerry Hanneken, Chairman Ray Dillon, Vice Chairman

Larry Bramblett Bill Capie

Bill Myers

\* Documents are attached to the original minutes in the Tax Assessors Office.