Hart County Board of Assessors

P.O. Box 810

194 Cade Street

Hartwell, GA 30643

(706) 376-3997

Board Members:

JerryHanneken, Chairman

Bill Myers, Vice chairman

David Thompson

James Faulkner

Fran Uteg

The Hart County Board of Assessors met Tuesday, April 18th, 2017 for a regularly scheduled meeting at the Hart County Appraisal Department. Those in attendance were Board of Assessor members Jerry Hanneken, Chairman, Bill Myers, James Faulkner, Fran Uteg and David Thompson. Wayne Patrick, Chief Appraiser, Shane Hix, Brad Goss, Missy Dove and Nikki Graham were present for the office staff. Michael Isom, from the Hartwell Sun, and Terry Chenoweth were also in attendance.

Nikki Graham took minutes for the meeting.

Mr. Hanneken called the meeting to order at 9:00 a.m.

Brad Goss opened the meeting with a prayer.

Mr. Hanneken requested a motion to accept the minutes of the March 29th, 2017 meeting. Motion was made by Mr. Myers. Mr. Faulkner seconded, and the motion passed 5-0.

Mr. Hanneken requested a motion to accept the minutes of the April 10th, 2017 meeting. Motion was made by Mr. Faulkner. Mr. Uteg seconded, and the motion passed 5-0.

Mr. Hix presented 3 automobile appeals to the Board for consideration. Mr. Hix suggested a retail value and presented information to the Board. Motion was made by Mr. Myers to accept the staff’s recommendation. Mr. Faulkner seconded, and motion passed 5-0.

Ms. Dove presented a list of Conservation Use applications for approval. Motion was made by Mr. Thompson to approve the list of 100 applications for conservation use, Mr. Uteg seconded the motion, and motion passed 5-0.

Ms. Dove presented a denial to the board for approval on parcel C67D 040 001. Ms. Dove gave a brief description of why the parcel was being denied and after much discussion among the board motion was made by Mr. Thompson to approve the denial. Mr. Uteg seconded, and the motion passed 5-0.

Ms. Dove presented a release of covenant without penalty on parcel C42 200. Ms. Dove gave a brief description of why the parcel was being released without penalty and after much discussion among the board motion was made by Mr. Faulkner to approve the release. Mr. Uteg seconded, and the motion passed 5-0.

Ms. Dove presented a breach of covenant to the board for approval on parcel I56J 004. Ms. Dove gave a brief description of why the parcel was being breached and after much discussion among the board motion was made by Mr. Faulkner to approve the breach. Mr. Uteg seconded, and the motion passed 5-0.

Wayne Patrick, Chief Appraiser, presented 2017 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. Faulkner to accept state’s recommendation. Mr. Thompson seconded, and the motion passed 5-0.

Mr. Patrick presented 271 homestead applications to the board for approval. After a brief discussion among the board motion was made by Mr. Thompson. Mr. Myers seconded, and the motion passed 5-0.

Mr. Patrick presented 2 homestead denials to the board. He explained to the board why the 2 were being denied and after a discussion among the board motion was made by Mr. Thompson. Mr. Uteg seconded, and the motion passed 5-0.

Mr. Bill Myers exited the meeting at 10:03 due to health reasons.

Mr. Patrick presented to the board Wingaps timber model and method on appraising timber. He explained to the board how the method was used on calculating value on timber. After discussion among the board motion was made by Mr. Uteg to approve the method of appraising timber. Mr. Thompson seconded, and the motion passed 4-0.

Mr. Patrick reported that the rural lake schedule looks pretty comparable to the 2016 schedules, but the 2017 lake subdivision schedule includes some minor changes in value from the 2016 schedules for certain classes of property.

Mr. Patrick presented to the board the states values on timber for approval. After discussion among the board motion was made by Mr. Thompson. Mr. Faulkner seconded, and the motion passed 4-0.

Mr. Patrick presented the before and after ratios for 2016 sales. Mr. Patrick then explained that the 2017 assessments had been derived from 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. Thompson. Mr. Faulkner seconded, and the motion passed 4-0.

Mr. Patrick’s monthly report is attached to the minutes.

In the Assessor’s reports, Mr. Uteg reported that the DOR was inquiring on holding some of the DOR classes in Hart Co. Mr. Uteg stated he had emailed Mr. Mark Lloyd with the GDOR with possible venues that would be available to host DOR classes. Mr. Lloyd responded with “he will contact and then visit the facilities in the near future.” Mr. Uteg stated he advised him that he would be contacting the Chamber and have a list of hotels and restaurants to Mr. Llyod ASAP.

In the old Business reports, Mr. Hanneken requested approval on the PPM addition on appeals. After discussion among the board motion was made by Mr. Uteg. Mr. Faulkner seconded, and the motion passed 4-0. Mr. Hanneken also requested approval on the PPM addition on the Settlement Conference. After discussion among the board motion was made by Mr. Faulkner. Mr. Thompson seconded, and the motion passed 4-0.

In the new business reports, Mr. Uteg proposed changes to the Policies and Procedures Manual (PPM) regarding BOA participation. Mr. Hanneken requested approval on the proposal.After discussion among the board motion was made by Mr. Faulkner. Mr. Thompson seconded, and the motion passed 4-0.

Mr. Uteg also proposed PPM changes on BOA requirements. Mr. Hanneken ~~also~~ requested approval on the proposal.After discussion among the board motion was made by Mr. Thompson. Mr. Uteg seconded, and the motion passed 4-0.

Mr. Chenoweth reported that the meeting was very informative and he was very appreciative of the information that was provided.

Mr. Hanneken requested a motion to adjourn the meeting. Motion was made by Mr. Thompson. Mr. Uteg seconded, and the motion passed 4-0.

The meeting adjourned at 11:40 a.m.

Jerry Hanneken, Chairman Bill Myers, Vice Chairman

David Thompson James Faulkner

Fran Uteg

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