



# Oconee County Board of Tax Assessors

**Board of Tax Assessors**  
**Dave Francis, Chairman,**  
**Greg Hayes, Vice-Chairman**  
**Jim Luke**  
**Danny Mobley**  
**Carol Gurley, Secretary**

**Minutes:** Oconee County Board of Tax Assessors  
April 16, 2019

**Members Present:** Dave Francis, Greg Hayes, Jim Luke, Danny Mobley & Carol Gurley (Secretary)

**Visitors Present:** Allen Skinner & Angie Johnson

- Dave Francis called the meeting to order, the motion was made by Greg Hayes and the second was made by Jim Luke.
- Angie Johnson, Clerk of Superior Court, swore in Dave Francis for his second term. His term will run from April 1, 2019 expiring on March 31, 2025.
- With unanimous approval the Board approved the minutes for the March 14, 2019 meeting. The motion was made by Jim Luke & the second by Greg Hayes.

➤ The following CUV applications were unanimously approved with the motion made by Greg Hayes and the second by Jim Luke:

* A-05-035B	Rod & Ashley Dollar	26.46 ac ☺
* B-09-006E	Mary & Elizabeth LLC	34.86 ac ☺
* B-09C-003	Holly & Paul Stephenson	23.62 ac ☺
* B-11-011	Chris & Kelly Dolvin	21.40 ac ☺
* B-11-011B	"	22.35 ac ☺
* B-11-044	Matt & Cheryl Watkins	10.00 ac ☺
* B-02-013BA	Power Family Land	152.78 ac ☺
* B-01-022	Harold Garrett	29.91 ac ☺
* B-01-022A	"	29.91 ac ☺
* A-01-051A	Larry Cook	10.00 ac ☺
* A-04-005	James & Susanne Carter	10.00 ac ☺
* A-05-002D	Thien & Quynh Bui	34.92 ac ☺
* A-08-017	John Cleaveland & etal	17.92 ac ☺
* A-08-017B	"	14.50 ac ☺
* A-10-012H	Donna Carson & etux	10.00 ac ☺
* A-02-014I	Charlies Dark Corner, LLC	24.75 ac ☺
* A-02-014J	"	23.71 ac ☺
* B-01-092C	Jennifer Truitt	10.00 ac ☺
* B-01-092H	"	4.20 ac Addendum ☺ ☺
* B-02-012BA	Power Family Land LLLP	152.78 ac ☺
* B-07-034A	Yvonne Christopher	11.14 ac ☺
* B-04-039A	Robert & Sarah Resuttek	9.59 ac Addendum ☺
* B-04R-004B	"	4.99 ac ☺
* B-07-014C	James Buchanan	24.08 ac ☺
* B-07-024BA	Stewart Brothers Oconee, LLC	5.08 ac Addendum ☺
* B-07-035A	"	3.70 ac ☺
* B-07-035C	"	9.31 ac ☺
* A-02-013A	"	22.34 ac ☺
* B-07-035 /BI	Caroline Stewart, LLC	37.54 ac ☺

- The following CUV continuations were unanimously approved with the motion made by Jim Luke and the second by Greg Hayes:

* A-02-018E	Hayley Taylor	20.00 ac	2012 – 2021
* B-01-021	Nathan & Brittany Luke	9.13 ac	2012 – 2021 (1.872 acres in Clarke Cty)
* B-05-043	Missy Peters	40.71 ac	2012 – 2021
* B-08-014EC	Stephanie Azzolin	11.50 ac	2016 – 2025
* B-08-014EC	Michael & Stephanie Azzolin	11.50 ac	2016 – 2025
* B-09-016D	Laura & Michael Duncan	23.67 ac	2015 – 2024
* C-01-053B	Tony & Debi Bryant	10.05 ac	2019 – 2028
* C-07-012AA	Linda Kundell	13.27 ac	2013 – 2022
* D-02-034A	Brian & Amanda Watts	12.08 ac	2013 – 2022

- The following CUV Releases were unanimously approved with the motion made by Greg Hayes and the second by Jim Luke:

* B-02-038	Sonia Adsit	136.83 ac	2012 – 2021
* B-05-043B	William Christopher	2.00 ac	2011 – 2020
* B-12-002A	Natalie Boatwright	16.27 ac	2019 – 2028

- The following CUV applications with less than 10.00 acres were reviewed with their decisions noted:

* A-03-005	Mitch & Rebekah Dickey	5.00 ac - 1040 & Schedule F	
Approved - Motion made by Jim Luke & the second by Greg Hayes ☺			
* B-02-090	Angela Garrett	7.92 ac	
Denied - (no supporting info) – Motion made by Greg Hayes & the second by Jim Luke ☹			

- The following certified letters were unanimously approved for mailing due to the death of the owner, no response. Remove from CUV 2020. The motion was made by Greg Hayes and the second by Jim Luke :

* A-03-009	Ernestine Thomas	3.79 ac	2012
* A-03-010	“	10.01 ac	2012
* A-03-010B	“	10.02 ac	2012
* A-03-010C	“	10.00 ac	2012
* A-03-010D	“	26.74 ac	2012
* C-07-014	James Marshall	88.95 ac	2012
* C-07-015	“	65.64 ac	2012
* C-07-015A	“	5.41 ac	2009
* D-02-028A	“	103.08 ac	2009
* D-02-037	“	115.28 ac	2012
* D-02-037B	“	156.73 ac	2012
* A-06-024	H. Donald Michael	26.39 ac	2012

- The exempt application for Radio Training Network, C-01C-008AV, was unanimously approved with the motion made by Greg Hayes & the second by Jim Luke. Children’s Healthcare of Atlanta had also applied but the application was received after the April 1<sup>st</sup> deadline (see attached).

- The following CUV applications were unanimously denied (reasons noted) with the motion made by Jim Luke and the second by Greg Hayes:

* B-02-103K	Larry & Nellie Medder	No recording fee ☺
* B-02-103L	“	
* C-09-017C	KD1 Holdings, LLC	32.96% qualified income ☺

- The following CUV & FLPA land values for digest 2019 were unanimously approved with motion made by Jim Luke & the second by Greg Hayes:

**A1-** 1,745 **A2-** 1,556 **A3-** 1,384 **A4-** 1,223 **A5-** 1,096 **A6-** 978 **A7-** 877 **A8-** 796 **A9-** 716

**W1-** 1,188 **W2-** 1,075 **W3-** 970 **W4-** 878 **W5-** 809 **W6-** 760 **W7-** 716 **W8-** 658 **W9-** 597

- The following mobile home appeals ( See attachment) were unanimously approved with the motion made by Jim Luke & the second by Greg Hayes.

- The attached ratios as well as the commercial land & building schedules for 2019 were unanimously approved. The motion was made by Greg Hayes & the second by Jim Luke.

- The 2019 Absorption Rates were unanimously approved. The motion was made by Greg Hayes & the second by Jim Luke:  
**Absorption/Saturation Rate – Real Property**

**Policy Number BOA 18**

**Revised - 4-16-2019**  
**Effective - 01-01-2019**

***The following Absorption/Saturation Rate – Real Property Rates shall be applied to undeveloped subdivisions lots, within a subdivision.***

***The amount of reduction an owner will receive will be based on the number of vacant lots an individual or a corporation owns. The titling must be identical within that subdivision to receive a larger saturation rate.***

<b>01 – 05</b>	<b>100%</b>
<b>06 – 10</b>	<b>95%</b>
<b>11 – 20</b>	<b>90%</b>
<b>21 – 40</b>	<b>85%</b>
<b>41 – 60</b>	<b>80%</b>
<b>61 – 80</b>	<b>75%</b>
<b>81 – 100</b>	<b>70%</b>
<b>101 – 120</b>	<b>65%</b>
<b>121 – 140</b>	<b>60%</b>
<b>141 – 160</b>	<b>55%</b>
<b>161 – 180</b>	<b>50%</b>
<b>181 – 200</b>	<b>45%</b>

- After no further business, the meeting was adjourned. The motion was made by Greg Hayes and the second by Jim Luke.

Respectfully submitted,

Carol N. Gurley, Secretary