



Chatham County Board of Assessors

Regular Meeting – November 3, 2022 – 8:30 AM

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ROLL CALL

Members Present: Terry Tolbert – Chairman
James A. Gunter – Vice Chairman
Laura Hegstrom - Secretary
Betty Ellington – Member (via teleconference/videoconference)

Members Absent: Gena Taylor - Member

Staff Present: Roderick Conley, AAS, RES, GCA – Chief Appraiser (via teleconference/videoconference)
Lisa Lowrimore –Interim Deputy Chief Appraiser of Operations
Corey Gillenwater – Deputy Chief Appraiser of Administration
Roxann Prescott – Assistant to the Board of Assessors
Abda Quillian – Legal Counsel (via teleconference/videoconference)
Julie Marine – Assistant Deputy Chief Appraiser of Residential
Tally Peek – Assistant Deputy Chief Appraiser of Support Services/GIS

Mr. Gunter made a motion to accept the agenda as presented. Ms. Hegstrom seconded. The motion passed with a unanimous vote.

PERSONNEL RECOGNITION

A. Survivor Story:	Gabrielle Rowse
B. Taxpayer Letter:	Carol Osborne & Homestead Staff
C. Certificate Presentation:	Victoria Schaffer

CITIZENS ITEMS

None

DIVISION MANAGER STAFF REPORTS

Julie Marine for Residential – 38% of Permits are complete, 11,000 Field Reviews for TY2023 complete and continue work on certifications to Board of Equalization.

Lisa Lowrimore for Personal Property/Commercial – Personal Property has completed 57% of boat revaluations, 35% of Audits are complete and working on Non-Homesteaded Mobile Home review for the Digest. Commercial is working on Board of Equalization and Hearing Officer appeals and 43% of Permits are complete.

Corey Gillenwater for Quality Control – Mobile Appraisal is moving forward and looking at on-site staff training in mid-December. Deed Reading software process has been completed. Bid for Print Services is under



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way for Personal Property postcards, large scale printing, etc. Cost Tables in place next week for the upcoming Mobile Home Digest.

Tally Peek for Support Services/GIS – Support Services has processed 1,100 Homestead Applications and 8,900 Transfers. GIS is working 95 Split/Combo packets. Clerical staff is supporting taxpayers over the phone and in person. Homestead Audits clerk has reviewed 1,223 Death Certificates, Deactivated 172 exemptions and has sent 18 letters requesting more information.

APPROVAL OF MINUTES

Ms. Hegstrom made a motion to approve the following:

Minutes of the October 20, 2022 Regular Meeting. – Agenda Item: VI

Mr. Gunter seconded. The motion passed with a unanimous vote.

OLD ITEMS

None

CONSENT AGENDA – NEW ITEMS

Mr. Gunter made a motion to approve the following:

1. Applications for Exemptions/Specialized Assessments – Submitted for Approval of Recommendation
 - A. Support Services E-Code Listing– Agenda Item: VIII-1A
 - B. Rehabilitated Historic – Agenda Item: VIII-1B

Ms. Hegstrom seconded. The motion passed with a unanimous vote.

Ms. Ellington made a motion to approve the following:

2. Notices of Assessment (NOAs)– Submitted for Approval of Recommendation
 - A. Residential 45-Day NOAs – Agenda Item: VIII-2A
 - B. Personal Property 45-Day NOAs – Agenda Item: VIII-2B
 - C. Support Services 45-Day NOAs – Agenda Item: VIII-2C
 - D. Non-Homesteaded Mobile Home 45-Day NOAs – Agenda Item: VIII-2D

Ms. Hegstrom seconded. The motion passed with a unanimous vote.

Ms. Hegstrom made a motion to approve the following:

3. Appeal Waivers – Submitted for Approval of Recommendation
 - A. Residential- Agenda Item: VIII-3A

Mr. Gunter seconded. The motion passed with a unanimous vote.

Mr. Gunter made a motion to approve the following:

4. Property Corrections – Submitted for Approval of Recommendation
 - A. Notification Letters
 1. Residential – Agenda Item: VIII-4A

Ms. Hegstrom seconded. The motion passed with a unanimous vote.



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Ms. Ellington made a motion to approve the following:

5. Certifications to the Board of Equalization – Submitted for Approval of Recommendation

- A. Residential – Agenda item: VIII-5A
- B. Personal Property – Agenda Item: VIII-5B
- C. Mobile Home – Agenda Item: VIII-5C
- D. Motor Vehicle – Agenda Item: VIII-5D
- E. Non-Homesteaded Mobile Home – Agenda Item: VIII-5E

Ms. Hegstrom seconded. The motion passed with a unanimous vote.

Ms. Hegstrom made a motion to approve the following:

6. Timber – Submitted for Approval of Recommendation

- A. Timber Values – Agenda Item: VIII-6A

Mr. Gunter seconded. The motion passed with a unanimous vote.

Ms. Hegstrom made a motion to approve the following:

7. Deactivated Parcel Listing – Submitted for Approval of Recommendation

- A. Support Services – Agenda Item: VIII-7A

Mr. Gunter seconded. The motion passed with a unanimous vote.

8. Notification Items

- A. Support Services – Homestead Exemption/Ownership Corrections Listing - Agenda Item: VIII-8A

REGULAR AGENDA

1. Chief Appraiser Items

None

2. Board Member Items

- A. Budget FY22/23 – Agenda Item: IX-2A

3. Chairman Items

- A. Executive Session

Mr. Gunter made a motion to move in to Executive Session at 8:43 AM to discuss Personnel & Litigation items. Ms. Hegstrom seconded. The motion passed with a unanimous vote. Ms. Hegstrom made a motion to move out of Executive Session at 9:17 AM. Mr. Gunter seconded. The motion passed with a unanimous vote.

- B. TY2022 BOE Decision Report – Agenda Item: IX-3B

Mr. Gunter made a motion to approve the following:

4. Certification to Superior Court – Submitted for Approval of Recommendation

- A. BOA – Agenda Item: IX-4A

20008 0704	Galin Mortgage Lending LLC	TY2022
20641 04015	Jacquelyn C. Alexander	TY2022
20641 05010	Raseac Properties, Inc.	TY2022
20705 03088	Raseac Properties, Inc.	TY2022



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50007 07001	Noble L. Boykin	TY2022
60014 02007	Deborah Padilla	TY2022

Ms. Hegstrom seconded. The motion passed with a unanimous vote.

Ms. Hegstrom made a motion to approve the following:

5. Approval to Superior Court – Submitted for Approval of Recommendation

A. BOA – Agenda Item: IX-5A

20008 0704	Galin Mortgage Lending LLC	TY2022
20641 04015	Jacquelyn C. Alexander	TY2022
20641 05010	Raseac Properties, Inc.	TY2022
20705 03088	Raseac Properties, Inc.	TY2022
50007 07001	Noble L. Boykin	TY2022
60014 02007	Deborah Padilla	TY2022

Mr. Gunter seconded. The motion passed with a unanimous vote.

6. Attorney Items

Ms. Hegstrom made a motion to approve the following:

A. Proposed Consent Judgements – Submitted for Approval of Recommendation

20004 36016	125 W Congress LLC	TY2021
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Mr. Gunter seconded. The motion passed with a unanimous vote.

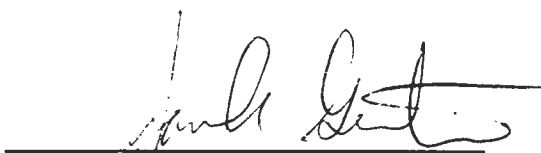
B. Final Orders


10071 01001A	Wilmington Park Homes Association, Inc.	TY2021
20700 01004	401 Montgomery Crossroads, LLC	TY2020
10477 07024	Erhead Properties, LLC	TY2021
20739 01015	PHRM Holdings, LLC	TY2020
20739 01016	PHRM Holdings, LLC	TY2020
20756 01022	ARC Hospitality Portfolio II Owner, LLC	TY2021
20130 04006	ARC Hospitality Portfolio I Owner, LLC	TY2021
20004 15011A	East Bay Street Holdings, LLC	TY2020
20649 06020	Polestar GA Savannah, LLC	TY2018
20649 06020	Polestar GA Savannah, LLC	TY2019
20649 06020	Polestar GA Savannah, LLC	TY2021

ADJOURNMENT

Ms. Hegstrom made a motion to adjourn the meeting at 9:21 AM.

Mr. Gunter seconded. The motion passed with a unanimous vote.


Terry Tolbert, Chairman
James A. Gunter


Laura Hegstrom, Secretary