

**CHATTOOGA COUNTY
BOARD OF TAX ASSESSORS**

**Chattooga County
Board of Tax Assessors
September 9, 2020**

Attending:

**Doug L. Wilson, Chairman – Present
Richard L. Richter, Vice Chairman – Present
Betty Brady – Present
Randy Pauley – Present
Jack Brewer – Present
Nancy Edgeman – Present
Kenny Ledford - Present**

Zoom Meeting was called to order at 9:00am

APPOINTMENTS: None

OLD BUSINESS:

I. BOA Minutes:

Meeting Minutes for September 2, & September 9, 2020

BOA approved and will sign during the meeting on September 16, 2020

II. BOA/Employee:

a. Emails:

1. Weekly Work Summary

BOA acknowledged receiving

III. BOE Report: Nancy Edgeman to forward via email an updated report for Board's review.

Total 2020 Real & Personal Certified to Board of Equalization - 19

Cases Settled – 5 Withdrawn

Hearings Scheduled – 3

Pending cases –5

BOA acknowledged and discussed.

IV. Time Line: Nancy Edgeman, Chief Appraiser to discuss updates with the Board.

Office is preparing for Tax year 2021.

NEW BUSINESS:

V. APPEALS:

2020 Real & Personal Appeals taken: 67

Total appeals reviewed by Board: 66

Pending appeals: 1

Closed: 66

Weekly updates and daily status kept for the 2020 appeal log by Nancy Edgeman.

BOA acknowledged

VI: APPEALS

a. Property Owner: David M Parker

Map & Parcel: 50-58E

Tax Year: 2020

Value Assertion: \$360,000

Owners Contention: Assessor's office should be assigning a market value based upon actual sales transactions, which my purchase was the most recent. There are no recent sales to support the inflated market value as presented on my assessment.

Appraisers Notes: Property was put in the Development Authority on 1/22/1999. The property was transferred from the Development Authority to Church Moulding Company Inc on 11/21/2018 before the sale to David Parker on 12/31/2018 for \$360,000. Property Owner was notified at \$830,937 on assessment notice in error.

Determination:

1. The property is located at 68 Jim Parker Drive in the Industrial park off of Highway 100.
2. Property includes a 24,000 sq ft maintenance building with 5.72 acres of land.
3. After reviewing the property it was determined an error was made on the sketch causing the inflated value increase.
4. There were no recent sales data other than the subject from 2018.
5. M & S pricing guide was used as a guide to determine the range of the price per sq ft of the subject and comparables that were reviewed. M & S value for low cost class C storage is \$25.25 per sq ft.
6. A study of seven properties determined the sq ft prices to be from \$14.79 to \$21.52 per sq ft. The average price per sq ft is \$17.43, median \$17.43, and high \$21.52. Price per sq ft differs due to age, grade, and observed condition of the property.

Below is a list of properties used in the study (All comparable properties were reviewed, visited, and updated as part of our commercial review):

- a. 50-56 - \$16.99 per sq ft
 - b. 50-58-- \$21.52
 - c. 50-58A - \$18.07
 - d. 41-8 - \$16.52
 - e. 41-9 - \$17.88
 - f. 30-76 - \$15.17
 - g. 30-76A - \$14.79
7. The subject property 50-58E is valued at \$18.25 per sq ft.

Recommendation: It is the Appraisers opinion that the subject and all comparables are uniform per commercial review and APM. It is recommended that \$18.25 per sq ft be applied to the subject for 2020 tax year for a value of \$438,093 for the building, \$80,904 for the land, and \$1,423 for the concrete for a total FMV of **\$520,420**. A reduction of \$310,517.

Reviewer: Nancy Edgeman / Kenny Ledford

Motion to accept recommendation:

Motion: Jack Brewer

Second: Randy Pauley

Vote: All that were present voted in favor

The BOA discussed and approved the office lunch at Jefferson's Restaurant on September 16, 2020 from 11:30am to 1:00 PM.

Nancy Edgeman discussed the Tiny home working group with the Board and stated a virtual meeting will be held September 17, 2020 from 10:00 to 12:00.

BOA instructed Nancy Edgeman to research the price of updating to Zoom Pro.

Meeting adjourned at 9:27am

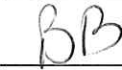
Doug L. Wilson, Chairman



Richard L. Richter



Betty Brady



Randy Pauley



Jack Brewer



Chattooga County
Board of Assessors
Meeting September 9, 2020