

# CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B  
METTER, GEORGIA 30439

## Meeting Agenda

August 12, 2025

8:30am

### Old Business:

1. Review and approve minutes from July 8, meeting.

### New Business:

2. There are no E&R's, NOD's, Jeopardy Assessments.
3. Review and approve Real Property appeal values submitted.
4. Review and approve Personal Property appeals values submitted.
5. Review and approve Motor Vehicle Appeals submitted.
6. Review and approve Homestead Exemption applications submitted.
7. Review and approve Conservation Use applications submitted.
8. Review and sign Digest Submission paperwork.
9. Chief Appraisers status report.
10. Set next regular meeting date.
11. Adjourn

## Chief Appraisers Status Report

August 12, 2025

1. The appeals period is over. We had a total of 54 appeals. All have been processed.
2. Jakelyn is waitlisted for training this month, I am speaking with DOR about getting her in for a September training.
3. Taxing authorities are reviewing their millage rates and determining meeting schedules now.
4. Property record cards have been printed for Chris Kight to begin Field Review.
5. Last year, our sales ratio study result was **39**. This year, it dropped to **34**.

The main reason for the change isn't just market activity—it's a change in how the Department of Audits and Accounts (DOAA) is now doing the study:

**Previously:** Counties reviewed the sales list provided by the audit department and could **flag or remove unqualified sales** (foreclosures, family transfers, partial interests, etc.) before the study was finalized.

**Now:** Counties no longer have that review/input step. DOAA is pulling the sales data directly and deciding what is qualified or unqualified without our local verification.

Because of this change, **some sales we would normally remove are now being counted**, which can skew the ratio and make our numbers look lower than they actually should be.

With the passage of **HB 581**, the Board now has the authority to **appeal the sales ratio study** directly if we believe the results are inaccurate or harmful. We have **30 days** from receipt of the digest report to file that appeal.

We need to cast a vote to appeal so I can review sales thoroughly and provide better information.

# CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B  
METTER, GEORGIA 30439  
Voice: 912-685-6346 Fax: 912-685-3818

## Meeting Minutes

August 12, 2025

### Opening

The meeting was called to order at 8:39am by Letrell Thomas in the meeting room at 25 West Daniel Street, Metter.

### Attendees

Letrell Thomas, Assessor & Chairman  
Cassius M. Osborn, Assessor  
Elizabeth H. Childs, Assessor  
Cheyenne Lanier, Chief Appraiser  
Jakelyn Guiff, Secretary

### Old Business

Motion was made by Mrs. Childs to review and approve meeting minutes from July 8 meeting. Mr. Osborn seconded. Motion passed unanimously.

### New Business

There were no E&Rs, NODs, Jeopardy Assessments to approve for this meeting.

Motion was made by Mrs. Childs to review and approve real property appeals values submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve personal property appeals values submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve motor vehicle appeals submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve Homestead Exemption applications submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve Conservation Use applications submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and sign Digest Submission paperwork. Mr. Osborn seconded. Motion passed unanimously.

Ms. Lanier presented the Chief Appraisers status report.

Motion was made by Mrs. Childs to amend the agenda to include the following:

(a) Motion by Mrs. Childs to file an appeal with the Department of Audits the preliminary sales ratio study. Mr. Osborn seconded. Motion passed unanimously.

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## Adjournment:

The next monthly meeting is scheduled for September 16 at 8:30am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Letrell Thomas at 9:00am.

## Minutes Submitted by:

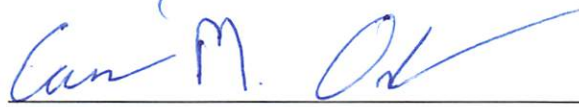
  
\_\_\_\_\_  
Jakelyn Guiff, Secretary

9/16/25  
Date

## Minutes Approved by:

  
\_\_\_\_\_  
Letrell Thomas, Assessor & Chairman

9/16/2025  
Date

  
\_\_\_\_\_  
Cassius M. Osborn, Assessor

9/16/2025  
Date

  
\_\_\_\_\_  
Elizabeth H. Childs, Assessor

9/16/2025  
Date

2025 CUVA	AUGUST						
PARCEL	OWNER'S NAME	NEW	RENEWAL	RELEASE	CONTINUATION	DENIED	COMMENTS
058 002 003	CRIDER, WAYNE K	2025					
058 002 002	CRIDER, WAYNE K	2025					

APPROVED *Steve Thomas*

DATE *8/12/2025*

APPROVED *Cammie M. Oke*

DATE *8/12/2025*

APPROVED *Elizabeth H Childs*

DATE *8/12/2025*

2025 HS CODE	AUGUST PARCEL NUMBER	NAME
S1	M45 080	BEASLEY, HOLLY & BEAU
S1	008 016 002	WILSON, KENT
S1	032 010	DURDEN, JEFFERY & DORIS
SC	045A 045	SHAW, WILLOW JEAN
S4	028 059	WOODCOCK, JAMES & HELEN
S4	035 022	GARNER, HERMAN & KATHLEEN
S4	034A 007 001	KRACK, DONALD & MELISSA
S4	056B 016	GRUM, PAUL & NEGRON, SHIRLEY
S4	033 002A	WARD, JAMES E
S4	061 050	ELLIS, ADDREN
S5	M11 014	SWINT, ISADORE
S5	M25 017	WILLIAMS, PAUL C

S4 012 016 Callvert, James + Deidre

APPROVED *Richard Thomas*

DATE *8/12/2025*

APPROVED *Cam M. [Signature]*

DATE *8/12/2025*

APPROVED *Elizabeth H Childs*

DATE *8/12/2025*