

CANDLER COUNTY BOARD OF ASSESSORS

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

Meeting Agenda December 9, 2025 8:30am

Old Business:

1. Review and approve minutes from October 14th, meeting.
2. Review and approve November 18th meeting cancellation notice.

New Business:

3. Review and approve E&Rs, Jeopardy Assessments, or NODs submitted.
4. Review and approve Conservation Use Valuation Assessments being released due to the death of the owners. List attached.
5. Review and approve 2026 Homestead Exemption applications submitted.
6. Review and approve policy on Collection of Recording fees for CUVA and FLPA
7. Chief Appraisers status report.
8. Set next regular meeting date.
9. Set meeting date to Approve 2026 Prebilled Mobile Home Digest for submission to the Tax Commissioner prior to January 5th.
10. Adjourn

Chief Appraisers Status Report

December 9, 2025

1. Letrell Thomas has been reappointed by The Board of Commissioners.
2. Data entry is to begin this month.
3. Chris Kight is to begin new construction data collection this month as well.
4. Personal Property new accounts and reviews will be complete by 12/23 and returns will be ready to be mailed per usual.
5. Prebill Mobile homes are being entered and reviewed for the Digest to be approved by January 5th. I am proposing a called meeting on 12/29 for approval of the Prebilled Digest.
6. I will be on vacation from December 30th- January 5th, and will return on the 6th.
7. I am leaving tomorrow for the first annual "Chief Appraisers Academy" being hosted by GAAO in Cobb County. I hope to gain helpful insight into Tax Abatements, intergovernmental relationships, and how other counties are managing HB581.
8. Public Utility Notices are late. I have attached the memo provided by Kenny Colson with DOR.

CANDLER COUNTY BOARD OF ASSESSORS

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METTER, GEORGIA 30439
Voice: 912-685-6346 Fax: 912-685-3818

Meeting Minutes December 9, 2025

Opening

The meeting was called to order at 8:45am 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 October 14 meeting. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve the November 18 meeting cancellation notice. Mr. Osborn seconded. Motion passed unanimously.

New Business

Motion was made by Mrs. Childs to review and approve E&Rs, Jeopardy Assessments, or NODs submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve Conservation Use Valuation Assessments being released due to the death of the owners. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve 2026 Homestead Exemption applications submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve the policy on collection of recording fees for CUVA and FLPA. Mr. Osborn seconded. Motion passed unanimously.

Ms. Lanier presented the Chief Appraisers status report.

Adjournment:

The next monthly meeting is scheduled for January 13 at 8:30am to be held in the meeting room at 25 West Daniel Street.

A called meeting to approve the 2026 Prebilled Mobile Home Digest for submission to the Tax Commissioner is scheduled for December 29 at 10:00am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Letrell Thomas at 9:03am.

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Minutes Submitted by:



Jakelyn Guiff, Secretary

1/13/2026
Date

Minutes Approved by:



Letrell Thomas, Assessor & Chairman

1/13/2026
Date



Cassius M. Osborn, Assessor

1/13/2026
Date



Elizabeth H. Childs, Assessor

1/13/2024
Date

2026 HS CODE	DECEMBER PARCEL NUMBER	NAME
S5	036 015 01B	CARROLL, JORDAN & EMILY
S5	M35 027	WARD, GEORGE C

APPROVED *John Thomas*

DATE 12/9/2025

APPROVED *Ann Oak*

DATE 12/9/2025

APPROVED *Elizabeth H Childs*


DATE 12/9/2025

2025 CUVA	DECEMBER						
PARCEL	OWNER'S NAME	NEW	RENEWAL	RELEASE	CONTINUATION	DENIED	COMMENTS
034 010	WILLIAM H LANIER			2021			
042 001	WILLIAM H LANIER			2021			
033 017	WILLIAM H LANIER			2021			
031 011	GLENDA SANDERS			2017			
043 017	LAMAR LANIER ET AL			2023			
042 010	JAMES B DONALDSON			2019			
045G 009	GLENN & ROBYN DEVECCHIS			2022			
033 031	ISABEL SEGO			2017			
033 011	ISABEL SEGO			2017			
070 007	HAZEL WILLIAMS			2025			
070 007 002	HAZEL WILLIAMS			2025			
030 008	RICHARD WARREN			2020			
025 001	DEBBIE COLLUM			2025			
025 022	DEBBIE COLLUM			2016			
055 013	JEANNEAN WALTON			2022			
020 013	JAMES LOVETT			2023			
029 015	DONNA PITTMAN			2019			
055 022	JEANNEAN WALTON			2022			
062 035	JUANITA B HODGES			2023			
061 023 003	JUANITA B HODGES			2023			
062 038 004	JUANITA B HODGES			2023			
062 051	JUANITA B HODGES			2023			
062 045	JUANITA B HODGES			2023			
062 064	JUANITA B HODGES			2023			
062 022	JUANITA B HODGES			2023			
062 018	JUANITA B HODGES			2023			
062 020	JUANITA B HODGES			2023			

062 042	JUANITA B HODGES			2023			
061 004	JUANITA B HODGES			2024			
062 043	JUANITA B HODGES			2024			
063 029 001	JUANITA B HODGES			2024			
062 038 003	JUANITA B HODGES			2024			
063 029 01A	JUANITA B HODGES			2024			
069 006 001	JUANITA B HODGES			2024			
062 027	JUANITA B HODGES			2024			
061 023	JUANITA B HODGES			2024			
056 064	HADDEN AG LLC			2025			
026 005 001	LARRY HADDEN			2023			
026 005 004	LARRY HADDEN			2023			
051 009	LARRY HADDEN			2023			
026 004 001	HADDEN FAMILY FARMS			2023			
026 004	HADDEN AG LLC			2023			
026 004 003	LARRY HADDEN			2022			
035 028	HADDEN FAMILY FARMS			2020			
026 007	HADDEN AG LLC			2018			
026 005 005	LARRY HADDEN			2016			

APPROVED 

DATE 12/9/2025

APPROVED 

DATE 12/9/2025

APPROVED 

DATE 12/9/2025

Candler County Board of Assessors

Policy on Collection and Remittance of Recording Fees for Conservation Use and Forest Land Protection Act Applications

Date Established: November 18, 2025

Approved By: Candler County Board of Assessors



Letrell Thomas, Chairperson



Elizabeth H. Childs, Assessor



Cassius M. Osborn, Assessor

Purpose:

To establish uniform procedures for the collection and remittance of recording fees associated with Conservation Use Value Assessment (CUVA) and Forest Land Protection Act applications and to ensure compliance with Georgia law while minimizing issues arising from returned or non-sufficient-funds checks.

Authority:

This policy is adopted pursuant to O.C.G.A. § 48-5-7.4 and O.C.G.A. § 15-6-77, which require the Board of Assessors to collect the recording fee for approved current-use applications and remit such fees to the Clerk of the Superior Court for recording.

Policy:

1. The Board of Assessors shall collect the recording fee from each applicant for current-use assessment at the time the application is submitted.
2. The recording fee shall be in the amount established by O.C.G.A. § 15-6-77.
3. All payments must be made payable to the Clerk of Superior Court of Candler County by one of the following methods:
 - Certified check;
 - Money order; or
 - Cash (exact amount only).
Personal checks will not be accepted.

If an approved electronic payment system is implemented in the future through the Clerk's Office or the County Finance Department, the Board of Assessors may utilize that system for the collection and remittance of CUVA/FLPA recording fees.

4. Applications submitted with personal checks or any form of unverified payment will be considered incomplete and will not be processed until valid payment is received.
5. The Board of Assessors shall remit collected recording fees to the Clerk of the Superior Court at the time the approved covenant is transmitted for filing.
6. If an application for current-use assessment is denied, any fee collected shall be refunded to the applicant in accordance with O.C.G.A. § 48-5-7.4(c).

Effective Date:

This policy shall take effect upon adoption by motion of the Candler County Board of Assessors and shall apply to all CUVA & FLPA applications filed on or after that date.

Adopted this 9 day of December, 2025.