

CANDLER COUNTY BOARD OF ASSESSORS

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

Meeting Agenda October 14, 2025 8:30am

Old Business:

1. Review and approve minutes from September 16, meeting.

New Business:

2. Approve the use of NADA for 2026 Mobile Home Values.
3. Approve the use of Aircraft Blue Book for 2026 aircraft values.
4. Approve the use of ABOS for 2026 marine property values.
5. Approve the use of WinGAP software for appraisal of all county property both real and personal, taxable and non-taxable property.
6. Chief Appraisers status report.
7. Set next regular meeting date.
8. Adjourn

Chief Appraisers Status Report

October 14, 2025

1. The hearing with DOAA was held September 18. It was productive and professional, but the outcome placed us above the 38% ratio threshold. We'll continue refining sales data and reviewing schedules to correct before the 2026 study.
2. Jakelyn completed Personal Property Valuation training in Savannah last week. We haven't received results yet due to the holiday, but we're confident she passed.
3. The Tax Commissioner has received the collection order on October 10. He is ironing out final details, then bills should be sent out.
4. We are sending FLPA and CUVA renewal notices this month.
5. The Board of Commissioners have approved and rewrote the contract with RightSpot for another year, who manages our GIS data.
6. BOE appeals have all been sent to the Clerk of Court and we're awaiting hearing dates.
7. The re-appointment of Letrell Thomas has been added to the agenda of the Commissioners first meeting in November.

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Voice: 912-685-6346 Fax: 912-685-3818

Meeting Minutes

October 14, 2025

Opening

The meeting was called to order at 8:41am 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 September 16 meeting. Mr. Osborn seconded. Motion passed unanimously.

New Business

Motion was made by Mrs. Childs to approve the use of NADA for 2026 mobile home values. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to approve the use of Aircraft Blue Book for 2026 aircraft values. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to approve the use of ABOS for 2026 marine property values. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to approve the use of WinGAP software for appraisal of all county property both real and personal, taxable and non-taxable property. Mr. Osborn seconded. Motion passed unanimously.

Ms. Lanier presented the Chief Appraisers status report.

Adjournment:

The next monthly meeting is scheduled for November 18 at 8:30am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Letrell Thomas at 8:54am.

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Minutes Submitted by:



Jakelyn Guiff, Secretary



Date

Minutes Approved by:



Letrell Thomas, Assessor & Chairman



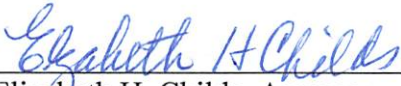
Date



Cassius M. Osborn, Assessor



Date



Elizabeth H. Childs, Assessor



Date