

CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B

METTER, GEORGIA 30439

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

Letrell Thomas, Chairman

Cassius Osborn, Assessor

Elizabeth Childs, Assessor

REGULAR MEETING MEMORANDUM

TO: Letrell Thomas, Chairman
Cassius Osborn, Assessor
Elizabeth Childs, Assessor

FROM: Jakelyn Guiff

DATE: March 6, 2026

SUBJECT: Board of Assessors Meeting

The next regular meeting for the Board of Assessors has been scheduled for Tuesday, March 17 at 8:30am. The meeting will be held in the meeting room at 25 West Daniel Street, Metter.

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Meeting Minutes

March 17, 2026

Opening

The meeting was called to order at 8:47am 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 Duhart, Chief Appraiser
Jakelyn Guiff, Secretary

Old Business

Motion was made by Mrs. Childs to review and approve the minutes from the February 10 meeting. 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 CUVA applications submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve or deny homestead exemption applications 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 applications submitted for exempt property. Mr. Osborn seconded. Motion passed unanimously.

Ms. Duhart presented the Chief Appraisers status report.

Adjournment:

The next monthly meeting is scheduled for April 21 at 8:30am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Letrell Thomas at 8:57am.

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Minutes Submitted by:



Jakelyn Guiff, Secretary

4/21/26
Date

Minutes Approved by:



Letrell Thomas, Assessor & Chairman

4/21/26
Date



Cassius M. Osborn, Assessor

4/21/26
Date



Elizabeth H. Childs, Assessor

4/21/2026
Date

CANDLER COUNTY BOARD OF ASSESSORS

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

Meeting Agenda Tuesday, March 17, 2026 8:30am

Old Business:

1. Review and approve minutes from February 10, 2026 meeting.

New Business:

2. Review and approve E&Rs, Jeopardy Assessments, or NODs submitted.
3. Review and approve CUVA applications submitted.
4. Review and approve or deny Homestead Exemption applications submitted.
5. Review and approve motor vehicle appeals submitted.
6. Review and approve applications submitted for exempt property.
7. Chief Appraisers status report.
8. Set next regular meeting date.
9. Adjourn

Chief Appraisers Status Report

March 17th, 2026

1. CAVEAT is May 18th- May 21st in Tifton. Review Training hours.
2. Million Pines is entering new construction onto the digest.
3. I'm still reviewing sales and adjusting schedules accordingly. Every change will be put before the board for a vote.
4. I've been provided a budget schedule so I am also working on FY 26-27 budget year.

2026 HS	MARCH	
CODE	PARCEL NUMBER	NAME
S1	059 004 002	JOHN LEE COXWELL
S4	061A 017	BRENDA BROWN
S1	045 022 001	GREGORY STRACHAN
S1	026 032	BLAKE PATTERSON
S1	020 002 005	KIRSTEN WILSON
S5	M46 059	BRANDON BARRETT
S1	045 009A 003	DAMON BROWN
S4	005 034	SYLVIA BUNCH
SC	061 036 001	WILLIE LAWRENCE
S1	036 018	REBEKAH CAMPBELL
S1	M41 058	MICHELLE RUSHING
SC	024 031	DAVID BROWN ET AL
S5	045A 096	SHUMIKA MAINER
S4	M32 071	DONNA KIRKLAND
S1	056D 019	JEFFREY LIPSEY
S5	045A 073	LANETTE WILLIAMS
S4	056D 023	LORI & RICHARD PICKETT
S1	056A 009	MARISELA & ESTEVAN GARCES
S4	055 049	JAMES R FORDHAM
SC	070B 034	KEVIN MURRAY & ROBIN ROBINSON
S4	026 020	ANITA VON WALDNER
S4	047 083	FRED WASSON III
S4	070 011	SARAH BROWN
SC	012 082 001	LARRY HOBBS
S4	M54 004	NEPPIE CONLEY
SC	049 008	JULIA DRIGGERS
S4	032 002 001	BETTY DONALDSON
S1	M35 066	SHAWN HARRELL
SC	036 015 002	SANDRA & GEORGE FULKES
S4	043 032	RANDY LANIER
S4	M10A 025	LILA HALL
S1	032 013 008	MICHAEL SHANE LONG

S4 051 012 WILLIAM BOYD MARSH
S4 045D 041 ALBERT ELLIS
S1 036G 048 CHAD STARLEY

APPROVED *John Thomas*

DATE *3/17/2026*

APPROVED *Law Old*

DATE *3/17/2026*

APPROVED *Geeth H Childs*

DATE *3/17/2026*

2026 CUVA PARCEL NUMBER	MARCH OWNER'S NAME	NEW	RENEWAL	RELEASE	CONTINUATION	DENIED	COMMENTS
071 010 001	DALLAS DANIEL		2026				
064 006 004	DALLAS DANIEL		2026				
045 008A	KATHERINE PHILLIPS		2026				
045 008	KATHERINE PHILLIPS		2026				
056 001	KATHERINE PHILLIPS		2026				
056 054	KATHERINE PHILLIPS		2026				
025 001	MARK COLLUM	2026					
033 011	WANDA OLIVIO	2026					
055 047	KEITH HAND	2026					
018 021	GENEVA BRANNEN		2026				
018 025	GENEVA BRANNEN		2026				
018 034	GENEVA BRANNEN		2026				
	GENEVA BRANNEN		2026				
036 078	CARLA LAWRENCE					X	MIN ACREAGE
044 018 001	LAURA GAST		2026				
012 060	DIANNE LAWSON	2026					
012 059	DIANNE LAWSON	2026					
030 014	LIN MOR 4 LLC				2017		FLPA
030 015 001	LIN MOR 4 LLC				2017		FLPA
031 005	LIN MOR 4 LLC				2017		FLPA
052 047	CLYDE KREIDER		2026				
042 010	JAMES DONALDSON ESTATE	2026					
042 022	DUBIGNON LANIER ET AL		2026				
064 015	TERRY FRANKLIN				2024		
071 013	TERRY FRANKLIN				2024		
057 009	DAVID & CARMELLA BROWN		2026				
052 015	JACK CORBETT	2026					
046 016	VELMA WOODS ESTATE	2026					
037 002	TERRY DONALDSON		2026				
037 001	TERRY DONALDSON		2026				
037 002A	TERRY DONALDSON		2026				

059 004 004	TIMOTHY & JENNIFER WELLS		2021
052 003 001	MARLENE HEPPNER	2026	
065 002	JOE DELOACH	2026	
052 008 002	KENNETH KREIDER	2026	
019 048 001	COSNAHAN FARMS LLC		2017
018 014	COSNAHAN FARMS LLC		2017
027 014	COSNAHAN FARMS LLC		2017
026 005 006	COLEMAN HADDEN	2026	
044 012 001	JASPER BLACKBURN	2026	
060 003 003	WILLIAM SIMMONS	2026	
060 003	WILLIAM SIMMONS	2026	
015 001	CHARLERA HOLDINGS LLLP		2023
008 001	CHARLERA HOLDINGS LLLP		2023
063 007	PARKE PATTERSON		2025
052 017	PARKE PATTERSON		2025
044 028	PARKE PATTERSON		2025
052 019 001	PARKE PATTERSON		2025
043 012	PARKE PATTERSON		2025
030 008	SUE ELLEN WARREN	2026	
034 025 008	FAIRVIEW FARMS	2026	
043 006	FAIRVIEW FARMS	2026	
034 025	FAIRVIEW FARMS	2026	
043 003	WILLIAM T TRAPNELL	2026	

APPROVED *Scott Thomas*

DATE *3/17/2026*

APPROVED *Cam B. W.*

DATE *3/17/2026*

APPROVED *Evelyn H. Childs*

DATE *3/17/2026*