

CHATTOOGA COUNTY
BOARD OF TAX ASSESSORS

Chattooga County
Board of Tax Assessors
Meeting of April 25, 2016

**SPECIAL CALLED
MEETING**

Attending:

William M. Barker – Present
Hugh T. Bohanon Sr. – Present
Gwyn W. Crabtree – Present
Richard L. Richter – Present
Doug L. Wilson – Present
Leonard Barrett – Present
Nancy Edgeman – Present
Kenny Ledford – Present
Wanda Brown - Present

Meeting called to order @ 9:02 a.m.

APPOINTMENTS: None

OLD BUSINESS:

I. BOA Minutes:

Meeting Minutes for April 15, 2016
BOA reviewed, approved, & signed

II. NEW BUSINESS

a. 2015 Sales with Grades

| GRADE | FMV AVG | 2015 # OF SALES | 2014 # OF SALES | 2013 # OF SALES | TOTAL # OF SALES | AVG SALES PRICE |
|---------------|------------------|-----------------|-----------------|-----------------|------------------|------------------|
| 60-70 | \$25,126 | 17 | 29 | 11 | 57 | \$17,078 |
| 80 | \$32,258 | 9 | 36 | 7 | 51 | \$21,053 |
| 85 | \$38,736 | 12 | 14 | 6 | 32 | \$37,986 |
| 90 | \$55,352 | 14 | 11 | 2 | 27 | \$57,873 |
| 95 | \$52,627 | 19 | 9 | 11 | 39 | \$63,938 |
| 100 | \$69,514 | 20 | 20 | 8 | 48 | \$79,233 |
| 105 | \$106,954 | 7 | 15 | 8 | 30 | \$128,288 |
| 110 | \$122,854 | 14 | 7 | 6 | 27 | \$135,375 |
| 115 | \$135,405 | 6 | 2 | 3 | 11 | \$172,805 |
| 120 | \$213,279 | 5 | 2 | 1 | 8 | \$233,777 |
| TOTALS | \$852,105 | 123 | 144 | 63 | 330 | \$947,406 |

| | | | | | | |
|-----|----------|------|------|-----|----|----------|
| AVG | \$85,211 | 12.3 | 14.4 | 6.3 | 33 | \$94,741 |
|-----|----------|------|------|-----|----|----------|

% UNDER OR OVER AVG SALES PRICE

2015 + 09% 2014 - 09% 2013 + .07% = .2.3% OVER

2015 - 04% 2014 +.02% 2013 -06% = .0% OVER

2015 -37%, 2014 - 08% 2013 + 17% = .+3% OVER

2015 +12% 2014 - 0% 2013 - 01% = +3.7% UNDER

2015 -37% 2014 - 09% 2013 - 15% = -20.3% UNDER

2015 - 28% 2014 - 05% 2013 - 08% = -13.7% UNDER

2015 - 14% 2014 - 18% 2013 - 31% = -21% UNDER

2015 - 18% 2014 - 15% 2013 - 0% = -.11% UNDER

2015 - 51% 2014 - 22% 2013 - 07% = -.26.7% UNDER

2015 - 42% 2014 - 10% 2013+ 15% = -.12.3% UNDER

2015 - .18% 2014 - .09% 2013 - .10% = -.12% UNDER

All Sales uses are no Bank

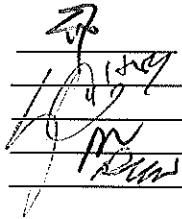
The Board discussed property values based on Sales presented by Kenny Ledford and field visits presented by Wanda Brown. According to the Sales study, properties grades 95 and above are valued lower than Market with a range of 11% to 26.7%.

The Board discussed the Department of Revenues Standards Coefficient of dispersion (COD) and the Price Related Differential (PRD) and the County is below market value.

A motion was made by Mr. Wilson to increase building values for grades 95 and above by 12%, this will bring them more in line with the Department of Revenues Standards, Seconded by Mrs. Crabtree, 3 voted Yes and 1 voted No.

Meeting Adjourned at 2:00PM

William M. Barker, Chairman
Hugh T. Bohanon Sr.
Gwyn W. Crabtree
Richard L. Richter
Doug L. Wilson



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