CHATTOOGA COUNTY BOARD OF TAX ASSESSORS

Chattooga County Board of Tax Assessors June 5, 2019

Attending:

Richard L. Richter - Present

Doug L. Wilson, Chairman - Present

Betty Brady - Present

Randy Pauley - Absent (Continuing Ed)

Nancy Edgeman – Present Kenny Ledford - Present

Meeting called to order at 9:00 am

APPOINTMENTS: None

OLD BUSINESS:

I. BOA Minutes:

Meeting Minutes for May 29, 2019 BOA reviewed, approved, & signed

II. BOA/Employee:

a. Checks

BOA acknowledged receiving

b. Emails:

1. Weekly Work Summary

BOA acknowledged receiving

III. BOE Report: Nancy Edgeman to forward via email an updated report for Board's review.

Total 2019 MH's Certified to the Board of Equalization – 1
Total 2019 Real & Personal Certified to Board of Equalization - 0
Cases Settled – 1
Hearings Scheduled – 0
Pending cases – 0

One pending 2015 Appeal to Superior Court for Map & Parcel 57-21

IV. Time Line: Nancy Edgeman to discuss updates with the Board. The office is entering items and preparing for assessment notices.

NEW BUSINESS:

V. APPEAL:

2019 Mobile Home appeals taken: 19 Total appeals reviewed Board: 19 Pending appeals: 0

Closed: 19

2019 Real & Personal Appeals taken: 0 Total appeals reviewed Board: 0

Pending appeals: 0

Closed: 0

Weekly updates and daily status kept for the 2019 appeal log by Nancy Edgeman.

BOA acknowledged

VI: COVENANTS

a. Covenants with possible Breach

- 1. Three Blessings LLC / Mary Ann Riggs 2016-2019 \$7,858.05
- 2. Carl Dooley / Quinilivan Farms LLC 2018-2019 \$3,414.21
- 3. Chris Owens / Larry & Makayla Mccullough 2011-2019 \$8,028.39
- 4. Bill & Alma Smith / Susan & Robert Butler 2014-2019 \$11,321.96

Requesting approval to mail 30 day notice of intent to breach covenant letters.

Reviewer: Nancy Edgeman

Motion to approve and mail Notice of intent to breach letters to property owners listed above:

Motion: Mr. Richter Second: Mrs. Brady

Vote: All that were present voted in favor

VII: SALES RATIO

2019 Sales Ratio Study based on 2018 sales

253 transfers were considered in estimating approximate ratios and values for the 2019 digest

- a. All 253 transactions remain and of these:
 - 1. 5 Were Bank transactions
 - 2. 187 Were Fair Market Improved
 - 3. 61 Were Land Market
- b. The Median Ratio for these transactions is 39.60%
- c. The Coefficient of Dispersion (COD) is .1360%
- d. The Price Related Differential (PRD) is 1.04%

2018 Sales Ratio Study based on 2017 sales

233 transfers were considered in estimating approximate ratios and values for the 2018 digest

- a. All 237 transactions remain and of these:
 - 1. 26 Were Bank transactions
 - 2. 154 Were Fair Market Improved
 - 3. 53 Were Land Market
- b. The Median Ratio for these transactions is 36.09%
- C. The Price Related Differential (PRD) is .2901%
- d. The Coefficient of Dispersion (COD) is 1.15%

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.

Recommendation: Based on 2018 sales, I recommend approval for ratio from in house sales study of 39.60% listed above and approval to send data file to SouthData for Assessment notices for 2019.

Reviewer: Nancy Edgeman

Motion to approve ratio above for 2019 and send file to SouthData for Assessment notices:

Motion: Mr. Richter Second: Mrs. Brady

Vote: All that were present voted in favor

VIII: INVOICES

a. Schneider Geospatial (qpublic) – Inv-4547 Due Date June 30, 2019 Amount \$603.33 BOA reviewed, approved, and signed

Meeting Adjourned at 10:00am

Doug L. Wilson, Chairman Richard L. Richter Betty Brady Randy Pauley

Chattooga County Board of Tax Assessors Meeting of June 5, 2019