

**CHATTOOGA COUNTY
BOARD OF TAX ASSESSORS**

Chattooga County
Board of Tax Assessors
July 30, 2025

Attending:

Doug L. Wilson, Chairman - **Absent**
John Bailey, Vice Chairman – Present
Betty Brady – Present
Matthew Kinnamont – Present
Cathy Brown – **Continuing Education**
Nancy Edgeman – Present
Crystal Brady – Present

Meeting was called to order at 9:00am

APPOINTMENTS:

OLD BUSINESS:

I. BOA Minutes:

Meeting Minutes for July 16, 2025 & No Meeting for July 23, 2025

BOA reviewed, approved, & signed

II. BOA/Employee:

a. Time Sheets

BOA reviewed, approved, & signed

b. Emails:

1. Weekly Work Summary

BOA acknowledged receiving

III. BOE Report: Nancy Edgeman to update the Board.

2023 Pending Superior Court cases – 3

2024 Pending Superior Court cases – 2

Total 2025 Real & Personal Certified to Board of Equalization – 2

Withdrawn – 0

Cases Settled – 0

Hearings Scheduled – 2

Pending Cases – 0

Superior Court – 0

IV. Time Line: Nancy Edgeman to discuss updates with the Board.

The office is working appeals.

NEW BUSINESS:

V. APPEALS:

2025 Real & Personal appeals taken: 62

Total appeals reviewed by the BOA: 6

Pending appeals: 56

Closed: 6

Weekly updates and daily status kept for the 2025 appeal log by Crystal Brady.

VI: APPEALS

a. Appeals

MAP & PARCEL	NOA VALUE	ASSERTED VALUE	VALUE IN DISPUTE	30 DAY / CHANGE	BOE / NO CHANGE
05-007	\$507,100	\$352,980	\$154,120	\$453,700	
24-54-T24	\$21,200	\$11,500	\$9,700		\$21,200
26-1-T	\$14,800	\$1	\$14,799	\$8,300	
40A-18	\$153,460	\$70,000	\$83,460	\$137,370	
44-18	\$411,000	\$316,100	\$94,900		\$411,000
44-18A-TR-6	\$98,700	\$81,800	\$16,900	\$84,160	
46-38-L06	\$24,300	\$20,000	\$4,300		\$24,300
47-131-B	\$137,230	\$90,000	\$47,230		\$137,230
47A-93	\$127,820	\$65,000	\$62,820	\$78,020	
47B-53	\$117,000	\$115,129	\$1,871	\$115,129	
50C-28A-L10	\$407,800	\$313,000	\$94,800	\$314,300	
52-12	\$162,730	\$68,000	\$94,730	\$136,230	
52-16A-T6B	\$22,800	\$10,000	\$12,800		\$22,800
55-69	\$412,430	\$348,000	\$64,430	\$404,330	
63A-42	\$136,210	\$62,870	\$73,340	\$132,270	
66-42-C	\$111,150	\$40,000	\$71,150	\$93,150	
68-99-L01-A	\$276,400	\$210,000	\$66,400		\$276,400
75-23-B	\$40,500	\$15,000	\$25,500		\$40,500
83A-1	\$454,780	\$310,000	\$144,780	\$450,480	
S11-TR5	\$31,600	\$15,000	\$16,600		\$16,600
S21-85	\$212,900	\$90,000	\$122,900	\$167,800	
S25-19-D	\$73,900	\$48,000	\$25,900	\$51,900	
S25-22	\$103,260	\$75,000	\$28,260	\$86,660	
S25-28	\$57,170	\$38,000	\$19,170	\$47,070	
S26-69	\$126,050	\$85,000	\$41,050	\$95,630	
P2140	\$285,790	\$138,000	\$147,790		\$285,700

Requesting approval for appeals listed above:

Reviewer: Crystal Brady

Motion to approve appeals listed above:

Motion: Betty Brady

Second: Matt Kinnamont

Vote: All that were present voted in favor

b. Homesteads in lieu of appeal

TYPE	NUMBER #
CS1	35
CS3	1
CS4	7
C12	1
C33	1
C35	11

Requesting approval for homesteads listed above:

Reviewer: Crystal Brady

Motion to approve homesteads listed above:

Motion: Matt Kinnamont

Second: Betty Brady

Vote: All that were present voted in favor

VII: COVENANTS

NAME	MAP & PARCEL	ACRES	CUVA ACRES	TYPE
BEARDEN, WINN & RENEE	05-007	25	23	IN CONJ W/APPEAL
BUTLER, DELILAH ETAL	35-1	20	18	IN LIEU OF APPEAL
GRINDSTAFF, JAMES III & PATTIE	46-7	75.49	71.49	IN LIEU OF APPEAL
PHILLIP, JOE JR.	27-20, 27-37	20	18	IN LIEU OF APPEAL
WARD, RICKY	78-38	40.74	38.74	IN LIEU OF APPEAL

Requesting approval for the covenants listed above:

Reviewer: Crystal Brady

Motion to approve covenant listed above:

Motion: Matt Kinnamont

Second: Betty Brady

Vote: All that were present voted in favor

VIII: VETERANS EXEMPTION

a. Property Owner: Satterfield, Richard

Map & Parcel: 64C-3

Tax Year: 2025

Contention: Mr. Satterfield visited the office on July 25, 2025 to file for the Veterans Exemption.

Determination: Mr. Satterfield presented a letter from the Department of Veterans Affairs stating that his combined service-connected evaluation is 100%. (see letter in file).

Recommendation: Based on the information presented, I recommend approval for the Veterans Exemption per O.C.G.A 48-5-48(a)(2) beginning tax year 2025.

Reviewer: Crystal Brady

Motion to approve exemption listed above:

Motion: Matt Kinnamont

Second: Betty Brady

Vote: All that were present voted in favor

IV: MISCELLANEOUS

- a. Bonds appeal waiver and release
- b. Fowler appeal waiver and release
- c. Fulton appeal waiver and release
- d. Helms appeal waiver and release

Mr. Bailey, Vice Chairman, signed all releases listed above.

e. Mount Vernon

Nancy Edgeman updated and BOA discussed.

f. Voting for Chairman and Vice Chairman

A motion was made by Matt Kinnamont to appoint John Bailey as Chairman, Seconded by Betty Brady, All that were present voted in favor.

A motion was made by Betty Brady to appoint Matt Kinnamont as Vice Chairman, Seconded by John Bailey, All that were present voted in favor.

g. Covenant issue

Nancy Edgeman discussed a covenant issue with the BOA.

V: INVOICES

- a. Parker Fibernet – Inv# 1045984 / Amount \$512.50 / Due 8-4-2025

BOA approved to pay the invoice listed above.

Meeting Adjourned at 9:57am

Doug L. Wilson, Chairman

Betty Brady

Cathy Brown

John Bailey, Vice Chairman

Matthew Kinnamont

BB

CB

JB

MK

Chattooga County
Board of Assessors Meeting
July 30, 2025