

**CHATTOOGA COUNTY
BOARD OF TAX ASSESSORS**

Chattooga County
Board of Tax Assessors
July 9, 2025

Attending:

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

Meeting was called to order at 9:00am

APPOINTMENTS:

OLD BUSINESS:

I. BOA Minutes:

Meeting Minutes for June 25, 2025 & No Meeting for July 2, 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.

Total 2023 Real & Personal Certified to Board of Equalization – 1441
Hearings Scheduled – 0
Superior Court – 6
Conferences Scheduled – 0
Confirmed to SC – 6
Resolved - 3

Total 2024 Real & Personal Certified to Board of Equalization – 198
Superior Court – 2
Conferences Scheduled – 0
Confirmed to SC – 2

Total 2025 Real & Personal Certified to Board of Equalization – 0
Withdrawn – 0
Cases Settled – 0
Hearings Scheduled – 0

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: 8
Total appeals reviewed by the BOA: 0
Pending appeals: 8
Closed: 0

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

VI: APPEALS

MAP & PARCEL	NOA VALUE	ASSERTED VALUE	VALUE IN DISPUTE	30 DAY / CHANGE	BOE / NO CHANGE
78-15	\$24,400	\$13,200	\$11,200		\$24,400

Requesting approval for appeal listed above:

Reviewer: Crystal Brady

Motion to approve appeal listed above:

Motion: John Bailey

Second: Matt Kinnamont

Vote: All that were present voted in favor

VII: COVENANTS

NAME	MAP & PARCEL	ACRES	CUVA ACRES	TYPE
CRAZY W FARMS	78-80-D	30	30	IN LIEU OF APPEAL
DAWSON M&K INC	63-19	264.69	262.69	IN LIEU OF APPEAL
DAWSON, MICHAEL & MARY	73-29-C	25.66	25.66	IN LIEU OF APPEAL
DUNCAN, CHRIS & MELISSA	46-38-L19	24.54	22.54	NEW
ESPY, GREGORY K.	84-22-A	21.3	19.3	IN LIEU OF APPEAL
JESSMON BERT ETAL	35-15	96.28	92.28	IN LIEU OF APPEAL
MORNINGSTAR CONSERVATION LLC	67-33-B	34.62	34.62	IN LIEU OF APPEAL
RATSON, SHARON	37-82	16.86	16.86	IN LIEU OF APPEAL
TANNER, JAMES & GINA	72-17-B	16.69	14.69	IN LIEU OF APPEAL
WELLS, CHAD	24-57-A	19.99	19.99	IN LIEU OF APPEAL
WRIGHT, RICHARD & DAWN	78-80	243.03	241.03	IN LIEU OF APPEAL

Requesting approval for covenants listed above:

Reviewer: Crystal Brady

Motion to approve covenants listed above:

Motion: John Bailey

Second: Betty Brady

Vote: All that were present voted in favor

VIII: INVOICES

a. McRae, Smith, Peek, Harman & Monroe, LLP - Inv# 232122-232128 / Amount \$2,389.42 / Due upon receipt

b. Parker Fibernet – Inv# 1045608 / Amount \$512.50 / Due 7-5-2025
BOA approved to pay.

Nancy Edgeman updated BOA on several Superior Court cases.

Nancy Edgeman mentioned an appeal where the property owner is refusing photos and the BOA discussed.

Meeting Adjourned at 9:54am

Doug L. Wilson, Chairman

Betty Brady

John Bailey, Vice Chairman

Matthew Kinnamont

Cathy Brown

BB

JB

Chattooga County
Board of Assessors Meeting
July 9, 2025