

**CHATTOOGA COUNTY
BOARD OF TAX ASSESSORS**

Chattooga County
Board of Tax Assessors
September 10, 2025

Attending:

John Bailey, Chairman - Present
Matt Kinnamont, Vice Chairman – Present
Betty Brady – Present
Cathy Brown – Present
Nancy Edgeman – Present
Crystal Brady – Present

Meeting was called to order at 9:00am

APPOINTMENTS:

OLD BUSINESS:

I. BOA Minutes:

Meeting Minutes for August 27, 2025 & No Meeting for September 3, 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 – 30

Withdrawn – 3

Cases Settled – 8

Hearings Scheduled – 17

Pending Cases – 2

Superior Court – 0

IV. Timeline: Nancy Edgeman to discuss updates with the Board.

The office is working appeals.

NEW BUSINESS:**V. APPEALS:****2025 Real & Personal appeals taken: 235****Total appeals reviewed by the BOA: 87****Pending appeals: 148****Closed: 87**

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
7A5-14-A	\$649,610	\$600,000	\$49,170	\$649,170	
15-90	\$40,800	\$10,000	\$30,800	\$23,100	
18-28	\$173,400	\$120,000	\$53,400		\$173,400
21-30	\$377,200	\$250,000	\$127,200	\$111,700	
30A-5-B	\$24,700	\$15,345	\$9,355	\$11,900	
35-1-C	\$17,700	\$5,400	\$12,300		\$17,700
39A-45	\$132,800	\$75,000	\$57,800	\$114,700	
39B-34	\$221,000	\$186,400	\$34,600	\$210,700	
41-24	\$183,660	\$120,000	\$63,660	\$161,660	
48-28	\$46,600	\$19,293	\$27,307		\$46,600
49-43	\$45,500	\$21,725	\$23,775		\$45,500
49A-29	\$345,040	\$330,140	\$14,900		\$345,040
50C-28A-L11	\$455,970	\$358,000	\$97,970	\$358,000	
53-19-E	\$124,400	\$80,000	\$44,400		\$124,400
55-104	\$47,200	\$15,000	\$32,200	\$22,500	
55-46	\$508,340	\$488,350	\$19,990	\$484,630	
55B-55-A	\$25,900	\$10,000	\$15,900		\$25,900
56-56-A	\$103,500	\$75,000	\$28,500		\$103,500
65-31	\$214,800	\$172,000	\$42,800		\$214,800
65-46	\$196,100	\$147,640	\$48,460		\$196,100
68-114	\$38,500	\$21,500	\$17,000	\$30,800	
68-118-A	\$20,100	\$10,000	\$10,100		\$20,100
68-118-B	\$19,500	\$11,500	\$8,000		\$19,500
72-17-C	\$15,000	\$8,200	\$6,800		\$15,000
83-46-A	\$41,900	\$25,000	\$16,900	\$29,300	
S11-7	\$23,100	\$7,300	\$15,800		\$23,100
S26-16	\$125,160	\$90,000	\$35,160	\$115,360	
S37-C-9	\$106,100	\$90,300	\$15,800		\$106,100
S41-LT-014	\$106,200	\$82,675	\$23,525		\$130,500
T05-4	\$49,100	\$25,000	\$24,100	\$45,600	
T05-45	\$54,200	\$15,000	\$39,200	\$42,300	
T06-14	\$157,200	\$80,000	\$47,200	\$142,700	
T08-27	\$116,420	\$106,420	\$10,000	\$116,020	
T10-2	\$13,500	\$6,000	\$7,500		\$13,500

Requesting approval for appeals listed above:**Reviewer: Crystal Brady****Motion to approve appeals listed above:**

Motion: Betty Brady
Second: Cathy Brown
Vote: All that were present voted in favor

VII: MISCELLANEOUS

a. Gorham appeal release

Mr. Bailey, Chairman, signed the release.

b. Digest forms

Mr. Bailey, Chairman, signed the forms.

VIII: INVOICES

a. McRae, Smith, Peck, Harman & Monroe, LLP - Inv# 234790-234792 / Amount \$3303.91 / Due upon receipt

b. Schneider Geospatial (qPublic) – Inv# I008213 / Amount \$2,331.00 / Due 11/30/2025

BOA approved to pay all invoices.

Mr. Bailey entertained a motion at 10:00am to enter into executive session per O.C.G.A. 50-14-3(6), Motion was made by Betty Brady, Seconded by Cathy Brown, All that were present voted in favor. A motion was made to exit executive session at 10:37am by Betty Brady, Seconded by Cathy Brown, All that were present voted in favor.

Nancy Edgeman updated BOA on GMASS visit and commercial appeals.

Nancy Edgeman discussed the 2026 budget with the BOA.

Meeting Adjourned at 11:17am

John Bailey, Chairman



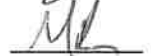
Betty Brady



Cathy Brown



Matt Kinnamont, Vice Chairman



**Chattooga County
Board of Assessors Meeting
September 10, 2025**