

Minutes
Board of Assessors - Regular Meeting
March 10, 2026 -9:00 AM
Meeting Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

A. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

The Spalding County Board of Assessors regular scheduled meeting was held on March 10, 2026 at 9:00 AM in the Courthouse Annex Meeting Room. The meeting was called to order by Chairman Johnnie McDaniel with Vice Chairman Byron Pearce and Member Joe Bailey attending. Others present include Chief Appraiser Betsy Bernier and Board Secretary Katie LaCount.

B. CITIZENS COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Member or to the audience. Personal disagreements with individual Members or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Tax Assessors. No questions will be asked by any of the members during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three (3) minutes or more than once, unless the Board votes to suspend this rule.

Jack Gilbert, 1125 Amelia Rd, signed up to speak during his item, new business number 4.

C. MINUTES

1. Consider the approval of the February 10, 2026 minutes.

Motion by Member Bailey to approve the February 10, 2026 minutes, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

D. CONSENT AGENDA

1. Consider the approval of the 2025 Disabled Veteran homestead exemptions.

OSCAR MAYES, 247C-01-029	DONALD BOWEN, 275-02-027
TERENCE WIMBUSH, 244A-01-052	JULIAN SCOTT, 305-01-007
DONNA REYNOLDS, 264-01-088	BOBBY MILLER, 232A-01-015
JOSEPH SMALLWOOD, 042-04-011	ERNEST MERRIWEATHER, 314-01-060
LANCE BUCKLESS, 219-01-061	JAMES FOSTER, 223-01-002M
ARTHUR GREEN II, 054F-03-069	SHAUN MOYLAN, 265-04-069

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PATRICK WATKINS, 275-02-007
JIMMY BUSBY, 200-01-018B
RODOLFO FRAIRE, 259-02-007A
SASHA DANIELS, 043-03-018

WILBERT BLACKMON, 115B-01-001
JASON JUSTICE, 207-01-005F
JEFFREY ESTES, 058-05-018
CHARLES MASSEY, 227A-02-041

2. Consider the approval of the 2026 Disabled Veteran homestead exemption.

GARRY BROWN, 247-02-056
ALLAN KEITT, 201C-01-026
CHARLES LARUE, 036-07-009
LINDA LYNCH, 228C-01-006

DARLENE MCGRAW 273-01-003L
TYLER ENGLISH, 228-03-036
MATTHEW KAISER, 204-01-032
LUIS GARCIA, 242E-02-001

3. Consider the approval of a 2023 Disabled Veteran homestead for Henry McCullough and 2026 Surviving Spouse homestead for Cheryl McCullough.

HENRY MCCULLOUGH, DECEASED 10/23/2025
CHERYL MCCULLOCH, 042-01-021

4. Consider the approval for Non Disclosure of personal information of a Law Enforcement Officer.

5. Consider the approval of the 2025 Conservation Use Valuation Assessment releases.
SEE THE ATTACHED LIST

6. Consider the approval of the 2026 Conservation Use and Forest Land Protection Act land values from the Department of Revenue.
SEE ATTACHMENT

7. Consider the approval of continuation applications for Forest Land Protection Act.
JS SPALDING PINES LLC, 245-01-001, 125.03 ACRES
JS SPALDING PINES LLC, 245-01-014A, 394.17 ACRES

8. Consider the approval of renewal applications for Conservation Use Valuation Assessments.

JOSHUA DAVIS, 227-01-028, 44.43 ACRES
MIKE SEBREN, 281-01-011, 89.41 ACRES
MIKE SEBREN, 279-02-003A, 28.11 ACRES
MIKE SEBREN, 279-02-003B, 36.00 ACRES
WILLIE & MILTON HENLEY, 223-01-005, 50.00 ACRES,
JEFFREY & MARY NEVLIDA, 281-01-013, 38.37 ACRES
CHARLES & TRACY HUTTO, 274-01-017, 40.69 ACRES
LYNDA SHOCKLEY, 275-01-052, 83.08 ACRES

9. Consider the approval of continuation applications for Conservation Use Valuation Assessments.

CURLY C FARM LLC, 211-01-023, 115.38 ACRES
CURLY C FARM LLC, 210-01-015D, 1.04 ACRES (CONTIGUOUS WITH PARCEL 211-01-023)
KIMSEY WILLIS, 116-01-005E, 49.88 ACRES
ALEXANDER & TANYA CORNWELL, 266-01-003F, 1.26 ACRES 9CONTIGUOUS WITH PARCELS 266-01-003D & 266-01-003A)
ALEXANDER & TANYA CORNWELL, 266-01-003D, 50.12 ACRES
ALEXANDER & TANYA CORNWELL, 266-01-003A, 23.35 ACRES

JAMES & LAURA HOLCOMBE, 255-01-018F, 43.95 ACRES
JAMES & LAURE HOLCOMBE, 255-01-018G, 18.64 ACRES
JEFFREY & HOBART DAVENPORT, 266-02-009J, 43.35 ACRES
PETER MASELLI, 279-02-020, 9.29 ACRES (CONTIGUOUS WITH PARCEL 279-02-020J)
PETER MASELLI, 279-02-020J, 25.98 ACRES

10. Consider the approval of the new applications for Conservation Use Valuation Assessment.
ROGELIO & LYDIA HERNANDEZ, 211-01-021, 42.99 ACRES
VICTORIA WALKER, 242-01-007B, 26.56 ACRES
JOSEPH & STEPHANIE CRAMER, 265-01-004A, 30.00 ACRES
ANN STOKES, 218-02-023J, 26.53 ACRES
VINCENT & STACIE BUCHANAN, 217-01-003U, 27.15 ACRES

Motion by Vice Chairman Pearce to approve the consent agenda, motion was seconded by Member Bailey and carried unanimously 3-0.

E. NEW BUSINESS

1. Consider the approval of selecting the Chief Appraiser.

Motion by Chairman McDaniel to select Betsy Bernier as the Chief Appraiser, motion was seconded by Member Bailey and carried unanimously 3-0.

2. Consider the approval for a Non Disclosure of personal information of a county employee.

Discussion on open records and non disclosures. The Board reviewed the applicant's qualifications.

Motion by Vice Chairman Pearce to approve the Non Disclosure, motion was seconded by Member Bailey and carried unanimously 3-0.

3. Consider the approval of the updated homestead policy in the Board of Assessors chapter of the approved Policy Manual v2.

Discussion on the homestead application policy.

Motion by Vice Chairman Pearce to approve the updated homestead policy, motion was seconded by Member Bailey and carried unanimously 3-0.

4. Consider the approval for early release of Conservation Use Valuation Assessment.

SARAH F GILBERT
JACK W GILBERT
CHERYL A GILBERT
200-01-004, 95.22 ACRES

Discussion on the qualifications of a breach without penalty.

Motion by Member Bailey to approve the release of Conservation Use Valuation Assessment with out penalty, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

5. Consider the approval for issuing a Conservation Use Valuation Assessment Intent to Breach letter.

EUGENE W DABBS IV AS TRUSTEE
JOHN THOMAS SHERWOOD TRUST
213-03-004, 85.55 ACRES

Discussion on a Code Enforcement case and the effect on the Conservation Use.

Motion by Vice Chairman Pearce to approve mailing the Intent to Breach letter, motion was seconded by Member Bailey and carried unanimously 3-0.

6. Consider the approval of a new Conservation Use Valuation Assessment application.

EDWARD & CHERYL ROBINSON
205-01-002J, 12.20 ACRES

Discussion on the primary use and qualifications of the property.

Motion by Vice Chairman Pearce to deny the Conservation Use Valuation Assessment, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

7. Consider the approval of a new Conservation Use Valuation Assessment application.

JEFFREY & JULIE ROBINSON
205-01-002K, 14.13 ACRES

Discussion on the use and qualifications of the property.

Motion by Joe Bailey to approve. The motion died with no second.

Motion by Chairman McDaniel to deny the Conservation Use Valuation Assessment, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

8. Consider the approval of a new Conservation Use Valuation Assessment application.

DANIEL CONKLE
209-01-005, 19.56 ACRES

Discussion on the primary use.

Motion by Vice Chairman Pearce to deny the Conservation Use Valuation Assessment, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

9. Consider the approval of an exempt property application for a religious organization.

IGLESIA DE DIOS PENTECOSTAL MOVIMENTO INTERNACIONAL
REGION ATLANTICO SUR, INC
051-01-018

Discussion on the qualifications of religious organizations and use of the property.

Motion by Member Bailey to approve the exempt property application, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

F. CHIEF APPRAISER'S REPORT

1. FY 2027 Budget meeting with Dr. Ledbetter on March 12, 2026.

Meetings are starting this week with all departments.

2. Spalding University presentation March 19, 2026.

For citizens who want to learn about the different departments over an 11 week period. Our presentation is next week, March 19.

3. 2026 Digest preparation update.

The office is working on reappraisals and ratio studies.

4. Appeals update.

Appeals are being finalized with hearing officer hearings next week and Board of Equalization the week after next.

5. Open Appraiser I position update.

The position is still open.

6. CAVEAT 2026 update.

Registration has opened up.

G. ASSESSORS COMMENTS

Vice Chairman Pearce stated for the office to keep up the good work.

H. ADJOURNMENT

With no further business to discuss, Member Bailey made the motion to adjourn at 10:32 AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

