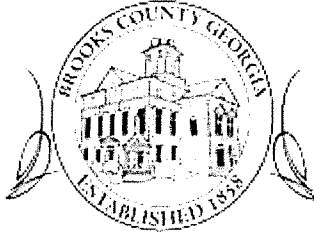


BOARD OF TAX ASSESSORS

Brewer Bentley
Melvin DeShazor
Ralph Manning



(P): 229-263-7920 (F): 229-263-5125
Email: taxassessors@brookscountyga.gov
Website: www.qpublic.net/ga/brooks

Wayne Waldron, Chief Appraiser

Brooks County Board of Tax Assessors

610 South Highland Road, Quitman, GA 31643

Regular Scheduled Meeting of the Brooks County Board of Assessors

Date: October 9, 2024

Time: 5:15 p.m.

Location: Brooks County Commissioners Meeting Room

Agenda

Regular Meeting

- I. Call to Order/Invocation
- II. Approval of Minutes from Previous Meetings
 - 1) Regular Meeting held September 11, 2024
- III. Approval of Proposed Agenda
- IV. Appearances / Requests (*10 Minutes*)
 - 2) None
- V. Staff Reports and Recommendation
 - 3) Errors/adjustments
 - 4) Parcel combinations
 - 5) Intent to terminate letters
 - 6) Chief Appraiser's report/comments
- VI. Unfinished Business
- VII. New Business
 - 7) Consolidating fictitious parcels
- VIII. Assessors Comments
- IX. Executive Session
- X. Adjournment

Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Brooks County Board of Tax Assessors. This document does not claim to be complete, and it is subject to change at any time. Past agendas and meeting minutes are available online at: [Tax Assessors Board Agenda and Minutes | Brooks County Board of Commissioners \(brookscountyga.gov\)](#)

Prepared by: Wayne Waldron

Brooks County Board of Tax Assessors
Meeting Minutes

October 9, 2024

Scheduled Monthly Meeting

I. Call to Order

Mr. DeShazor called to order the regular meeting of the Brooks County Board of Tax Assessors at 5:15 p.m. on October 9, 2024 with all members present. Wayne Waldron, Chief Appraiser and Mica Jarvis, Secretary were also in attendance. Mr. DeShazor gave the invocation.

II. Approval of Minutes from Previous Meetings

- 1) Assessors reviewed minutes from the regular meeting held on September 11, 2024. After review, Mr. Bentley made a motion to approve the minutes as printed. Mr. Manning seconded. All members in favor. Motion carried.

III. Approval of Proposed Agenda

Assessors reviewed the proposed agenda for the current meeting. After review, Mr. Manning made a motion to approve the proposed agenda as printed. Mr. Bentley seconded. All members in favor. Motion carried.

IV. Appearances/Taxpayer Requests

- 2) None

V. Staff Reports and Recommendations

- 3) Assessors reviewed errors/adjustments (see attached). After review, errors/adjustments were approved as attached.
- 4) Assessors reviewed parcel combination requests (see attached). After review, parcel combinations were approved as attached.

I certify that these minutes are a true and accurate record of the Brooks County Board of Tax Assessors meeting held on ~~9/11/2024~~ ^{10/9/2024} at 5:15 pm. Signed Chair/Vice-Chair and Secretary. Date: 11/13/24

Rapel Manning

Mica Jarvis

5) Assessors reviewed a sample letter and a listing of property owners in agricultural covenants that will receive Intent to Terminate letters (see attached). After review, the Board approved the mailing of Intent to Terminate Letters to property owners as listed.

6) Chief Appraiser's Report/Comments (see attached)

Assessors reviewed a proposed policy regarding office closures (see attached). After review, Mr. Manning made a motion to adopt the new policy. Mr. Bentley seconded. All members in favor. Motion carried.

VI. Unfinished Business

VII. New Business

7) Mr. Waldron presented the Board with a list of all parcels in tax district 98 (see attached) and proposed moving the value held in tax district 98 back to the corresponding parcel in tax district 99 for Appraisal Year 2025. The change will have no effect on the total value of the parcels, existing covenants, the tax rates applied to the parcels, or the tax maps. Mr. Waldron also supplied the Board with sample letters to be mailed to all affected owners explaining the proposed change. After discussion, Mr. Bentley made a motion to authorize the mailing of letters notifying the affected owners of the proposed change. Mr. Manning seconded. All members in favor. Motion carried.

VIII. Assessors Comments

IX. Executive Session

X. Adjournment

There being no further business, Mr. Manning made a motion to adjourn the meeting at 6:02 p.m. Mr. Bentley seconded. All members in favor. Motion carried.

I certify that these minutes are a true and accurate record of the Brooks County Board of Tax Assessors meeting held on 9/11/2024 at 5:15 pm. Signed Chair/Vice-Chair and Secretary. Date: ~~11/13/24~~ 10/19/24

Rapel Manning


Nica Jan

ACO Summary Batch

Batch	OCT2 4	Assessment	Original	Revised						
Owner Account Number	Account #	Account Type	Dig Year	Owner Name	C #	ACOCKEY	Property	TD	Original	Revised
49493	0	Pers	2023	SEARS, SUE	OCT24	3233	139AA 0004	99	6,164	0
DELETE 2023 PREBILL. MH MOVED OUT OF COUNTY IN 2022.										
49493	0	Pers	2024	SEARS, SUE	OCT24	3234	139AA 0004	99	5,820	0
DELETE 2023 PREBILL. MH MOVED OUT OF COUNTY IN 2022.										
53647	933518	Pers	2024	WILLIAMS SCOTSMAN, INC	OCT24	3235		02	0	4,029
CREATE BILL FOR 2024										
53647	933519	Pers	2024	WILLIAMS SCOTSMAN, INC	OCT24	3236		05	0	7,302
CREATE 2024 BILL										
									11,984	11,331

4 Records included in report


 Chairman, County Board of Assessors


 Date

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 taxassessors@brookscountyga.gov

Brewer Bentley Melvin DeShazor Ralph Manning

Meeting Date: Wednesday, October 9, 2024

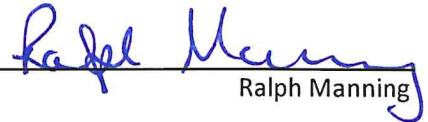
Parcel Combinations: AY2025

<u>Owner</u>	<u>2025 PIN</u>	<u>Previous PINs/</u>	<u>Total Acres</u>	<u>Comments</u>
FOREMAN. REBECCA	Q19 0032B	Q19 0032B		100X150
		Q19 0032A		50X200
			0.57	

We the undersigned members of the Brooks County Board of Tax Assessors do hereby approve the above listed actions.


Brewer Bentley


Melvin DeShazor


Ralph Manning

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 taxassessors@brookscountyga.gov

Brewer Bentley Melvin DeShazor Ralph Manning

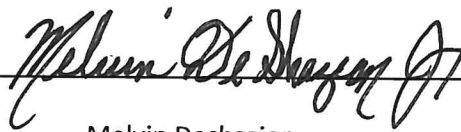
Meeting Date: Wednesday, October 9, 2024

Notice of Intent to Terminate a Conservation Use Covenant
30-Day notice to be mailed 10/10/2024

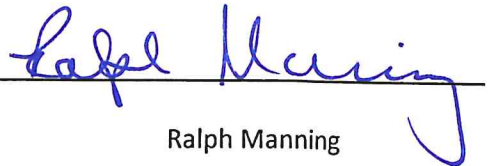
Real Key	Parcel Number	Owner	Deed Book - Page	Covenant - Year	Acres	Est. Penalty	Tax District
225	010 0005	WATKINS, HOWELL L II	785-685	2018	178.00	\$ -	02
226	010 0006	WATKINS, HOWELL L II	734-267	2015	72.60	\$ -	02
9768	010 0007	WATKINS, HOWELL L II	735 033	2015	190.06	\$ -	02
347	018 0020	WHITE, CARL W & CAROLYN C	867-161	2024	38.20	\$ -	02
357	018 0028A	WHITE, CARL W & CAROLYN C	867-163	2024	100.15	\$ -	02
1279	039 0004	WHITE, CARL W & CAROLYN C	870-190	2024	84.00	\$ -	02
1281	039 0006	WHITE, CARL W & CAROLYN C	825-652	2021	54.00	\$ -	02
590	022 0027	THOMAS, WILLIE MACK JR	776-009	2017	93.50	\$ -	02
8398	022 00292	THOMAS, WILLIE MACK JR	776-013	2017	21.30	\$ -	02
1173	037 0021	HICKS, IRA JR & ANNIE S	815-400	2020	29.72	\$ -	02
3904	129 0001	COLLINS, CHARLOTTE K	734-345	2015	113.40	\$ -	02
3972	134 0019	LINDSAY, HUBERT R	837-137	2022	175.14	\$ -	99
8439	048 0027A	MCLANE, JANE B	814-157	2020	100.05	\$ -	02



Brewer Bentley



Melvin DeShazor

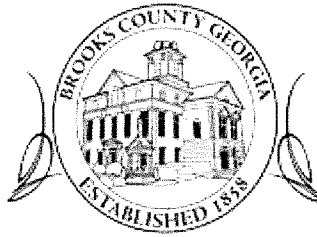


Ralph Manning

BOARD OF TAX ASSESSORS

Ralph Manning
Melvin DeShazor, Chairman
Brewer Bentley

Wayne Waldron, Chief Appraiser



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Fax: 229-263-5125

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Brooks County Board of Tax Assessors

610 South Highland Road, Quitman, GA 31643

10/9/2024

Chief Appraiser report

Budget/County Admin Update

The Board appointment for the term beginning January 1, 2025 was advertised in the Free Press (attached). The Commissioners met 10/7/2024 and re-appointed Brewer Bentley for another 3 years.

BOE-Appeals

Have had conversation with the appeal administrator, she is considering reaching out to Thomas County BOE to hear our appeals. One alternate missed training and the other resigned, we still only have two current members.

Training

Mica and I attended the annual WinGAP conference in Savannah last week. There are still no personal property classes scheduled. New policy recommendation regarding office closures (attached).

Upcoming

Prior to November 1, we will mail expiration letters for all 2015 Conservation Use and Preferential Assessment Covenants, as well as the 2010 FLPA covenants. At the same time, we will also be sending 'possible' breach letters. All letters will include an insert with information about what is required with the application, pursuant to policy 7.11 adopted last month.

	Original Covenant Year	Number Expiring	
Conservation Use	2015	213	
Preferential Assessment	2015	1	
FLPA	2010	6	
Total:			220
Potential Breach of Covenant Letters		49	

Wayne Waldron
Chief Appraiser

1.17 (Adopted 10/09/2024) It is the policy of the Brooks County Board of Tax Assessors to follow the office closure procedures of the County Administrative offices regarding inclement weather or other unscheduled closures.

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 taxassessors@brookscountyga.gov

Brewer Bentley Melvin DeShazor Ralph Manning

Meeting Date: Wednesday, October 9, 2024

Owner	2025 PIN 2025 Tax District	Previous PINs/ Previous District	Total Acres	Comments
BLAINE CIRCLE, LLC	123 0011	123 0011/99	200	NO COVENANT
	TAX DISTRICT: 99	123FDS0011/98	42.99 242.99	
CHRISTIE, JENNETTA	121 0011	121 0011/99	200	SAME CUVA 2020
	TAX DISTRICT: 99	121FDS0011/98	98.83 298.83	
COON CREEK FARMS, LLC	134 0003	134 0003/99	200	SAME CUVA 2017
	TAX DISTRICT: 99	134FDS0003/98	43.74 243.74	
DAVIS, KIMBERLY T ETAL	140 0004	140 0004/99	200	SAME CUVA 2019
	TAX DISTRICT: 99	140FDS0004/98	142.66 342.66	
JLH LAND COMPANY	140 00052A	140 00052A/99	200.00	SAME FLPA 2024
	TAX DISTRICT: 99	140FDS00052A/98	481.97 681.97	
KUNTZ CO., LLC	122 0002B	122 0002B/99	200.00	SAME CUVA 2016
	TAX DISTRICT: 99	122FDS0002B/98	24.65	
		122OFD0002B/02	138.00 362.65	
LANGDALE CAPITAL ASSETS, INC	140 00052	140 00052/99	200.00	SAME FLPA 2024
	TAX DISTRICT: 99	140FDS00052/98	1,504.00 1,704.00	
LANGDALE CAPITAL ASSETS, INC	135 0026	135 0026/99	200.00	SAME FLPA 2011
	TAX DISTRICT: 99	135FDS0026/98	87.00 287.00	
LANGDALE TIMBER HOLDINGS, LLC	134 0024	134 0024/99	200.00	SAME FLPA 2024
	TAX DISTRICT: 99	134FDS0024/98	206.78 406.78	
OWENS, KATHERINE	121 0021	121 0021/99	44.61	SAME CUVA 2018
	TAX DISTRICT: 99	121OFD0021/02	133.00 177.61	
RIVERBOTTOM FAMILY FARM, LLC	120 0009	120 0009/99	200.00	SAME CUVA 2016
	TAX DISTRICT: 99	120FDS0009/98	191.68	
		120OFD0009'02	180.00 571.68	
SENDERO RANCH	147 0002	147 0002	351.48	No combination only district change
	TAX DISTRICT: 99	TD-98	351.48	

Brooks County Board of Tax Assessors

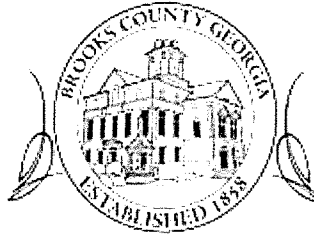
610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 taxassessors@brookscountyga.gov

Brewer Bentley Melvin DeShazor Ralph Manning

<u>Owner</u>	<u>2025 PIN</u> <u>2025 Tax District</u>	<u>Previous PINs/</u> <u>Previous District</u>	<u>Total Acres</u>	<u>Comments</u>
SENDERO RANCH	146 0001	146 0001/99	195.00	SAME FLPA 2021
	TAX DISTRICT: 99	146FDS0001/98	112.75	
			307.75	
THE LANGDALE COMPANY	140 00053	140 00053/99	200.00	SAME FLPA 2024
	TAX DISTRICT: 99	140FDS00053/98	143.00	
		140OFD00053/02	1,070.00	
			1,413.00	
THE LANGDALE COMPANY	134 0025	134 0025/99	200.00	SAME FLPA 2024
	TAX DISTRICT: 99	134FDS0025/98	588.00	
			788.00	
THE LANGDALE COMPANY	140 00051	140 00051/99	200.00	SAME FLPA 2024
	TAX DISTRICT: 99	140FDS00051/98	247.45	
			447.45	
THE LANGDALE COMPANY	140 0005	140 0005/99	200.00	SAME FLPA 2024
	TAX DISTRICT: 99	140FDS0005/98	160.00	
		140OFD0005/02	300.00	
			660.00	
THE LANGDALE COMPANY	121 0005	121 0005/99	200.00	SAME FLPA 2024
	TAX DISTRICT: 99	121FDS0005/98	67.38	
			267.38	

BOARD OF TAX ASSESSORS

Brewer Bentley
Melvin DeShazor, Chairman
Ralph Manning



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Wayne Waldron, Chief Appraiser

Brooks County Board of Tax Assessors

610 South Highland Road, Quitman, GA 31643

Kuntz Co., LLC
3328 Studstill Rd
Quitman, GA 31643

Re: Tax Parcels 122 0002B, 122FDS0002B & 122OFD0002B

The Brooks County Board of Tax Assessors is in the process of updating records regarding tax districts and parcel numbers. Records indicate you own a 362.65 acre tract split among three parcel numbers in three different tax districts.

The Board is proposing to combine the parcels into one tax district with one parcel number effective for tax year **2025**. Please note that this combination **will have no effect on the total value of the property**, or the tax rate being applied. This proposal simplifies records, so the entire property is identified, mapped, and billed as one parcel.

The 2024 tax bills, that were recently mailed, identify your property as three parcels and three districts. Next year, you will only receive one bill for the entire 362.65 acres with the parcel number 122 0002B.

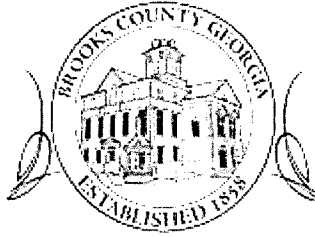
If you have any questions or concerns, you may contact our office.

Thank you,

Wayne Waldron
Chief Appraiser

BOARD OF TAX ASSESSORS

Brewer Bentley
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Ralph Manning



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Wayne Waldron, Chief Appraiser

Brooks County Board of Tax Assessors

610 South Highland Road, Quitman, GA 31643

Katherine Owens
3201 Pine Cliff Dr
Valdosta, GA 31602

Re: Tax Parcels 121 0021 & 121FDS0021

The Brooks County Board of Tax Assessors is in the process of updating records regarding tax districts and parcel numbers. Records indicate you own a 177.61 acre tract split among two parcel numbers in two different tax districts.

The Board is proposing to combine the parcels into one tax district with one parcel number effective for tax year **2025**. Please note that this combination ***will have no effect on the total value of the property,*** or the tax rate being applied. This proposal simplifies records, so the entire property is identified, mapped, and billed as one parcel.

The 2024 tax bills, that were recently mailed, identify your property in two parcels and two districts. Next year, you will only receive one bill for the entire 177.61 acres with the parcel number 121 0021.

If you have any questions or concerns, you may contact our office.

Thank you,

Wayne Waldron
Chief Appraiser