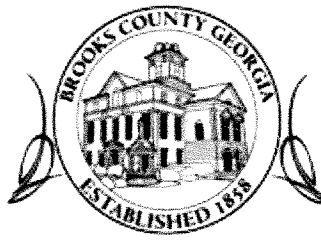


BOARD OF TAX ASSESSORS

**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

Brooks County Board of Assessors Regular Scheduled Meeting

Date: December 10, 2025

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 November 12, 2025
- III. Approval of Proposed Agenda
- IV. Appearances / Requests (*10 Minutes*)
 - 2)
- V. Staff Reports and Recommendation
 - 3) Homestead exemptions (none)
 - 4) Agricultural covenants
 - a. Release Terminated Covenants
 - b. Mail Preliminary Breach Letters
 - 5) Errors/adjustments
 - 6) Chief Appraiser's report/comments
- VI. Unfinished Business
 - 7) Appeals, BOE decisions
 - 8) Policy update
- VII. New Business
 - 9) 2026 Pre-bill mobile home digest (Jan. 5 deadline)
 - 10) 2026 Meeting schedule
- 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.

Prepared by: Wayne Waldron

Brooks County Board of Tax Assessors
Meeting Minutes

December 10, 2025

Scheduled Monthly Meeting

I. Call to Order

Mr. Manning called to order the regular meeting of the Brooks County Board of Tax Assessors at 5:22 p.m. on December 10, 2025 with all members present. Wayne Waldron, Chief Appraiser, and Mica Jarvis, Secretary, were also in attendance. Mr. DeShazor led the invocation.

II. Approval of Minutes from Previous Meetings

- 1) Assessors reviewed minutes from the regular meeting held on November 12, 2025. After reviewing, Mr. Bentley made a motion to approve the minutes as printed. Mr. DeShazor seconded the motion. All members in favor. Motion carried.

III. Approval of Proposed Agenda

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

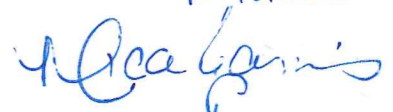
IV. Appearances/Taxpayer Requests

- 2) None

V. Staff Reports and Recommendations

- 3) Homestead Exemption Applications- None
- 4) Agricultural Covenants-
 - a. Assessors reviewed a list of terminated covenants (see attached). After review, Assessors approved the release of covenants as presented.
 - b. Assessors reviewed a listing of property owners who will be mailed Notice of Potential Breach of covenant letters (see attached). Letters will be mailed on December 11, 2025.

I certify that these minutes are a true and accurate record of the Brooks County Board of Tax Assessors meeting held December 10, 2025 at 5:28 p.m. Signed Chair/Vice-Chair and Secretary. Date: 1/14/2026



- 5) Assessors reviewed errors/adjustments (see attached). After review, errors/adjustments were approved as attached.
- 6) Chief Appraiser's Report/Comments (see attached)

VI. Unfinished Business

- 7) The Board reviewed appeals and BOE decisions (see attached).
- 8) Assessors reviewed a proposed policy on economic development incentives and property tax abatements (see attached). After review, Mr. DeShazor made a motion to adopt the proposed policy as presented. Mr. Bentley seconded the motion. All members in favor. Motion carried.

VII. New Business

- 9) Assessors reviewed the proposed 2026 Prebill Mobile Home Digest consolidation and preliminary digest information (see attached). The digest, as presented, consists of 1633 prebill mobile homes valued at \$39,414,243. After review, Mr. DeShazor made a motion to approve the 2026 Prebill Mobile Home Digest as presented. Mr. Bentley seconded the motion. All members in favor. Motion carried.

Mr. Waldron informed the Board that the digest will be presented to the Tax Commissioner on or before January 5, 2026.

- 10) Assessors reviewed a preliminary meeting schedule for 2026 (see attached). After review, Assessors agreed to approve the meeting schedule as presented.

VIII. Assessors Comments

IX. Executive Session

X. Adjournment

There being no further business, the meeting was adjourned at 6:12 p.m.

The next meeting is scheduled for January 14, 2026.

I certify that these minutes are a true and accurate record of the Brooks County Board of Tax Assessors meeting held December 10, 2025 at 5:28 p.m. Signed Chair/Vice-Chair and Secretary. Date: 1/14/26



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, December 10, 2025**

The Brooks County Board of Assessors staff have identified several properties where a party to the covenant has passed away, thereby making the covenant subject to termination.

Account Number	Parcel Number	Owner	Covenant
9344	128 0027A	Bowman, Robert	CUVA
12162	094 0005B	Brooksco Dairy LLC	CUVA
3274	107 0002	Brooksco Farms Inc	CUVA
3275	107 0003	Brooksco Dairy LLC	CUVA
9880	107 00031	Brooksco Farms Inc	CUVA
3279	107 0006A	Brooksco Farms Inc	CUVA
9056	108 00211	Brooksco Dairy LLC	CUVA
2236	075 0005	Carr Family Revocable Trust	CUVA
671	024 0024	Dailey, Mary T- Trustee	CUVA
12191	107 00032	Eastbrook Farm LLC	CUVA
2346	078 0003	Edmondson, Tracy A Estate	CUVA
2346	078 0003	Edmondson, William D	CUVA
12209	078 00031	Edmondson, William D Estate	CUVA
584	022 0022	Gardner, Carol B	CUVA
9948	027 0002A02	Giles, Bonnie Louise & Brazzle A Young Jr	CUVA
3216	103 0007	Jones, Sanford L	CUVA
3230	104 0004	Jones, Sanford L	CUVA
1423	045 0005	Marko, William L & Patricia A	CUVA
12073	045 00052	Marko, William L & Patricia A	CUVA
2506	082 0006	Morrison, Rufus Sr Testamentary Trust	CUVA
2512	082 0013	Morrison, Rufus Sr Testamentary Trust	CUVA
3359	110 0010A	Smith, James B Jr	CUVA
1356	040 0011	Southbrook Dairy LLC	CUVA
3401	111 0012A	Tucker, Michael Lance & Gregory Lamar	CUVA
1996	066 0031	Weltzbarker, Doyle	CUVA
2341	078 0002	Weltzbarker, Doyle	CUVA
3015	094 0008	Weltzbarker, Doyle	CUVA
570	022 0010C	Weltzbarker, Doyle & Calvin Moody	CUVA
572	022 0011	Weltzbarker, Doyle & Calvin Moody	CUVA
3006	094 0004	Weltzbarker, Doyle & Calvin Moody	CUVA
12163	094 0005C	Weltzbarker, Doyle & Calvin Moody	CUVA

Brooks County Board of Tax Assessors

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

Account Number	Parcel Number	Owner	Covenant
3014	094 0007	Weltzbarker, Doyle & Calvin Moody	CUVA
9294	094 00211	Weltzbarker, Doyle & Calvin Moody	CUVA
9294	094 00212	Weltzbarker, Doyle & Calvin Moody	CUVA
1284	039 0009	Wheeler, Jean H	CUVA
2396	079 0002	Wheeler, Jean H	CUVA
1669	053 0004	Williams, Johnny Mitchell	CUVA
1670	053 0004A	Williams, Johnny Mitchell	CUVA
1633	052 0001B	Williford, Marcy & Brandie Mayo	CUVA
Count:	39		

Based on the information submitted, the Brooks County Board of Tax Assessors has considered such information and released the covenants as presented.


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, December 10, 2025**

The Brooks County Board of Assessors staff have identified several properties where a potential breach of covenant has occurred. The owners are being notified as a courtesy to correct potential problems and avoid official breach proceedings.

NOTICE OF POTENTIAL BREACH OF COVENANT LETTERS MAILED 12/11/2025

REALKEY	CURRENT OWNERSHIP	COVENANT YEAR	TOTAL ACRES
528	ANSLEY, RICHARD SCOTT & THERESA L ANSLEY	2024	20.5
3091	BLACKWATER DEVELOPMENT LLC	2019	10.9
3346	BOOTH, LINDA	2024	130
9954	CHAPPELL LEWIS LLC	2023	221.85
3678	CHRISTIE, JENNETTA M & GOLDA T B C CHRISTIE	2020	298.83
1395	COOPER, J KYLE & JAMES CURTIS MORRIS II	2021	48
3475	DANDY ACRES REVOCABLE TRUST	2024	157.34
2633	DEWITT, JOHN BRANDON & LACEY ELIZABETH CARTER	2018	181.44
3016	DODD LAND, LLC	2020	51.45
2039	DUKES FAMILY FARMS LLLP	2025	60.93
3992	ELLENBERG, TRACIE BARNES	2020	31.39
3099	FLINT, CORINNE & DAVID	2018	15.38
11356	FLINT, CORINNE & DAVID	2018	0.23
10283	FORTE, CODY CHRISTOPHER	2022	7.71
1026	FOUR GIRLS & A FARM LLC	2018	52
3904	FURNEY, JUNE C & WILLIAM A WHITNEY	2025	113.4
3552	GATES, PAUL W III	2024	22.87
760	GRASSLAND FARMS, LLC	2022	184.99
3610	GUESS, W RONALD & DEBBIE L GUESS	2019	120.22
663	GUY, DEBRA LANIER FAMILY TRUST	2022	53.19
645	GUY, DEBRA LANIER GUY FAMILY TRUST & ROBERT E DENNIS	2020	40
444	HAGAN FARMS & CATTLE, LLC	2024	71.81
1510	HAGAN FARMS & CATTLE, LLC	2022	74.55
12293	HAGAN, ELIZABETH & HUNTER	2024	19.38
12283	HALL, NANCY & GARY	2022	36.01
11357	HAYES, KENNETH JAMES & DIAN XU	2017	96.74
1173	HICKS, DARRELL	2025	29.22
2221	HINSON, BRYAN LANIER	2019	20
1224	HUNTER FARMS INVESTMENTS LLC & HERBERT T PRICE	2023	40
1599	HUNTER FARMS INVESTMENTS, LLC	2024	683.05

Brooks County Board of Tax Assessors

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

REALKEY	CURRENT OWNERSHIP	COVENANT YEAR	TOTAL ACRES
2884	HUNTER FARMS INVESTMENTS, LLC	2024	71
2451	JACKSON, KENNETH LIVING TRUST	2024	51.12
2852	JACKSON, KENNETH LIVING TRUST	2024	28.46
1884	JONES, NICHOLAS ADAM	2019	345.71
1607	JONES, ROBBIE	2019	64
1870	JONES, ROBBIE	2019	170.2
1871	JONES, ROBBIE	2019	79.87
1907	JONES, ROBBIE	2019	1.17
11450	JONES, ROBBIE	2019	33.61
1827	KERSEY FARMS I LLC	2025	76.22
2226	MCRAE-FAUCETTE FARMS LLC	2021	41.5
11334	MCRAE-FAUCETTE FARMS LLC	2025	10.5
8868	MEARNS, CHRISTY C & SCOTT J	2018	46.09
3672	PATRICK, ANDREW KERRY	2022	40.06
2046	PAULK, TRAVERS S- AS TRUSTEE, THE TSP REVOCABLE TRUST	2021	677.11
12044	PAULK, TRAVERS S- AS TRUSTEE, THE TSP REVOCABLE TRUST	2021	47.35
12306	PRICE, DILLON JAMES	2017	18.72
3928	RIVER BEND PLANTATION, INC	2025	241.48
3929	RIVER BEND PLANTATION, INC	2025	106.5
3190	SELPH FAMILY TRUST, CAROL C & JERRY M SELPH- TRUSTEES	2019	122.85
11579	SINCLAIR, BEAU DANIEL & NICOLE	2025	77.5
8790	SPENCER, JOHNNY L SR- LIFE ESTATE	2024	12.96
9629	SPIRES, JAMES HOWARD & RUTH ANN SPIRES	2018	14.25
3712	STRICKLAND BG 3 LLC	2020	36.5
1805	T&N PLANTATION LLC	2017	145
8982	THATCHER, KENNETH E & LAURA J THATCHER	2019	76.76
3449	THURSBY, DURL CRAIG	2017	9
10966	WILLIAMS, CASEY	2021	3.93
886	WINCHESTER, HOLLY KATHERINE & CHARLES M WINCHESTER	2018	11.78

Count:	59		
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ACO Summary Batch

Batch	Account #	Account Type	Dig Year	Owner Name	C #	ACOKEY	Property	TD	Original	Revised	Assessment
	51353	Real	2025	MCCARTHY, JEFFERY V JR &	DEC25	3495	146 00011	99	278,700		225,000
2023 APPEAL											
	51353	Real	2024	MCCARTHY, JEFFERY V JR &	DEC25	3496	146 00011	99	278,700		225,000
2023 APPEAL											
	51353	Real	2023	MCCARTHY, JEFFERY V JR &	DEC25	3497	146 00011	99	253,500		225,000
2023 APPEAL											
	10449	Real	2025	HOWARD, CHARLES H JR & PEGGY	DEC25	3498	050 0002	02	135,050		75,500
2024 APPEAL											
	10449	Real	2024	HOWARD, CHARLES H JR & PEGGY	DEC25	3499	050 0002	02	135,050		75,500
2024 APPEAL											
	49747	Real	2024	COWART, CHARLES	DEC25	3500	093 00112	02	38,529		34,515
2024 APPEAL											
	49747	Real	2025	COWART, CHARLES	DEC25	3501	093 00112	02	39,221		34,515
2024 APPEAL											
	2126	Real	2024	SAPP, J E	DEC25	3502	073 0002	02	89,080		69,580
2024 APPEAL ADJ CONDITION											
	2126	Real	2025	SAPP, J E	DEC25	3503	073 0002	02	89,080		69,580
2024 APPEAL											
	52663	Real	2025	WADE, ANDREW	DEC25	3504	Q13 0241	01	127,950		120,550
2025 APPEAL											
	51851	Real	2025	COOK, THOMAS A III &	DEC25	3505	139 0040	99	333,750		320,427
BOE DECISION											

52848	8117	Real	2025	WHITE, EVAN L & MADISON J	DEC25	3506	T1.5	0032A	99	199,100	188,400
2025 APPEAL-BOE											
51340	933219	Pers	2025	LAHOOD, TYLER	DEC25	3507			99	20,071	0
BOATS SOLD PRIOR TO 2025, DELETE 2025 BILL											
52051	933323	Pers	2025	COURSON, EMILY	DEC25	3508			02	24,036	0
BOAT SOLD TO FLORIDA DEALER FEB 2022. DELETE 2025 BILL.											
										2,041,817	1,663,567

14 Records included in report

12/10/2025
Date

Ralph Pearson
Chairman, County Board of Assessors

BOARD OF TAX ASSESSORS

Ralph Manning
Melvin DeShazor
Brewer Bentley



Phone: 229-263-7920

Fax: 229-263-5125

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Wayne Waldron, Chief Appraiser

Brooks County Board of Tax Assessors

610 South Highland Road, Quitman, GA 31643

Chief Appraiser report December 10, 2025

Submitted by Wayne Waldron

Letters were mailed after the November meeting informing owners of the intent to terminate covenants where a party to the covenant is now deceased.

Tomorrow we will be mailing approximately 60 letters, notifying owners of a potential breach of covenant, primarily due to ownership changes, most are expected to be rectified early in 2026.

Regional BOE has met 5 days with one day remaining, December 18. So far, they have decided 42 appeals, 25 of those were no shows.

Received email from DOR the 2025 public utility notices of assessment will be available December 22.

I completed the IAAO course 400 last week, 30-hr course on assessment administration.

We will be sending the personal property notices to Harris before Christmas to be mailed in early January.

Prebill Mobile home digest is ready for approval. It will be submitted as approved, but there will likely be some additions or changes made via ACO at the next meeting.

I will be requesting a resolution from the Board of Commissioners regarding tax refunds, same as last year copy is attached.

Wednesday, December 10, 2025

**BROOKS COUNTY BOARD OF EQUALIZATION
SUPERIOR COURT BROOKS COUNTY
WEDNESDAY, NOVEMBER 12, 2025
09:00 A.M.**

CALENDAR CALL ORDER

NAME:	PROPERTY ADDRESS	ACCOUNT NUMBER APPEAL NUMBER
Charles & Peggy Howard	7974 Barwick Rd	Account # 1594
Joseph Cabral	211 Trail of Hawk Rd	Account # 4792
Danny Bryant	106 Charnie Dr	Account # 8196 Account # 11777
David Bozeman	3313 Old Highway 84	Account # 9919
Susan & Harlie Bodine	9590 Greenville Hwy	Account # 8995
Brian Robinson	6627 Tallokas Rd	Account # 807 / Appeal 3160
Lois Sims Barrs – Life Estate Alejandro & Betty Medina	208 Pine St	Account # 7563
Charlene Thompkins	912 W Mitchell Ave 519 Aikens Circle / 555 Aikens Circle	Account #(s) 6548 3910, 3911 Appeal #(s) 3193, 3194, 3195

**BROOKS COUNTY BOARD OF EQUALIZATION
SUPERIOR COURT BROOKS COUNTY
THURSDAY, NOVEMBER 13, 2025
09:00 A.M.**

CALENDAR CALL ORDER

NAME:	PROPERTY ADDRESS	ACCOUNT NUMBER APPEAL NUMBER
Charles Cowart	1130 Fodie Rd	Account # 9868/Appeal 3155
Tameka Gaines	98 Shaw Lane Boston, GA	Account # 472
J C Giddens, Sr.	340 Parkview Circle	Account # 9745
John & Jennifer Hall	2155 Peach Rd, Morven	Account # 8331
Rosa Jones	203 Second St	Account # 7339
Larry Thomas & Judy Lyons	2456 Thomas Lodge Rd	Account # 3721
Jeffery, Jr. & Magan McCarthy **Will be represented by Lisa Bryant / Bobby Carroll**	17857 Valdosta Hwy	Account # 11998
James & Delores McCuller	8515 Barwick Rd	Account # 8955

**BROOKS COUNTY BOARD OF EQUALIZATION
SUPERIOR COURT BROOKS COUNTY
FRIDAY, NOVEMBER 14, 2025
09:00 A.M.**

CALENDAR CALL ORDER

		ACCOUNT NUMBER
NAME:	PROPERTY ADDRESS	APPEAL NUMBER
Jeffery & Becky Rothrock	6446 Grooverville Rd	Account # 9764
Evelyn Bentley	12640 Barwick Rd	Account # 605
Betty Medina	741 Stewart Rd, Dixie	Account # 1218
Joseph Paoletti	328 Moore Pond Lane	Account # 2388
J E Sapp	478 Roundtree Rd	Account # 2130

**BROOKS COUNTY BOARD OF EQUALIZATION
SUPERIOR COURT BROOKS COUNTY
THURSDAY, NOVEMBER 20, 2025
09:00 A.M.**

CALENDAR CALL ORDER

NAME:	PROPERTY ADDRESS	ACCOUNT NUMBER APPEAL NUMBER
Matthew & Laura Brandstetter	401 N Culpepper St	Account # 6943/Appeal 3200
Wanda Bell	614 N Court St	Account # 6889/Appeal 3202
James Turner	7391 Hickory Grove Rd	Account # 1248
Nancy Inez Whitfield (Nancy Dennard)	711 S Court St 1650 County Rd 78	Account # 5869 Account # 343
Henry Lewis Williams	5461 Hickory Head Rd	Account # 1321
Peggy Wilson	4896 Hamlin Rd	Account # 2222
Tiffany Wright (Anthony James Scott – Life Estate)	6380 Dry Lake Rd	Account # 9674
Mark & Misty Alderman	Marine Equipment/Personal Property	Account # 933287
Eddie Little	903 Peacock Rd	Account # 7379/Appeal 3020, 3154

**BROOKS COUNTY BOARD OF EQUALIZATION
SUPERIOR COURT BROOKS COUNTY
THURSDAY, NOVEMBER 21, 2025
09:00 A.M.**

CALENDAR CALL ORDER

NAME:	PROPERTY ADDRESS	ACCOUNT NUMBER
		APPEAL NUMBER
Melanie Bishop	595 Carters Mill Rd	Account # 2583
Michael & Tillitha Wilson	13934 Barwick Rd & Dry Lake Rd	Account # 147, 9927, 12107
Frank & Delores Thomas	1506 S Jefferson St 14436 E 84 US / Crooked Creek Lane	Account # 3252, 3258, 7937
Thomas A Cook, III Kirbi Arnold Cook	Country West / 141 West Dr	Account # 4159 Appeal # 3165
Paul Fornes	407 Augusta Rd	Account # 8060/ Appeal 3188
Michael & Teva Spray	Girard St/ 6239 Old Madison	Account # 8501, 4585 Appeal 3156, 3157
George & Melinda Strickland	310 Waterside Dr.	Account # 11029/Appeal 3184
Andrew Wade	401 S Laurel St	Account # 5653/Appeal 3162
Evan & Madison White	976 Cates Rd	Account # 8117/Appeal 3198
William Morris Hines	314 Seminole Dr 520 Seminole Dr	Account # 2178, 3373 Appeal 3140, 3142
Blake Hines	173 Seminole Dr	Account # 82/Appeal 3153

BROOKS COUNTY BOARD OF EQUALIZATION
SUPERIOR COURT BROOKS COUNTY
THURSDAY, DECEMBER 18, 2025
09:00 A.M.

CALENDAR CALL ORDER

NAME:	PROPERTY ADDRESS	ACCOUNT / APPEAL NUM NUMBER
SAM DENNIS	TROUPEVILLE RD	4242, 4241 / APPEAL 3190, 3191
NANCY GANDY	258 MASSEY ST	APPEAL 3197
TAFT METALS, LLC	WASHINGTON ST	APPEAL 3187
WILLIE & PHYLLIS THOMAS	1108 W BAY ST	APPEAL 3164
FOOD LION, LLC	1207 W SCREVEN ST	APPEAL 3123
SHERRY ROBINSON, ET AL C/O PATTI CHASTAIN	9812 BRIDGEWOOD LN	ACCOUNT 758
BRADLEY & DEBRA CLEVELAND	9975 OLD GA HWY 3	ACCOUNT 4438
LARRY LITTLE	9402 CRYSTAL COVE DR	ACCOUNT 1568

Policy on Economic Development Incentives and Property Tax Abatements

Authority and Purpose

The Brooks County Board of Assessors is the sole entity authorized to grant county, school, and municipal property tax exemptions within the county's jurisdictional boundaries. The Board of Assessors does **not** create, negotiate, or offer property tax abatements.

Policies intended to encourage new or expanding industries to invest in Brooks County are the responsibility of the Brooks County Development Authority or other authorized economic development entities.

The Board of Assessors will provide requested information, guidance, and technical expertise regarding the administration, valuation impact, and implementation of abatements or other **Payment in Lieu of Taxes (P.I.L.O.T.)** programs.

Requirements for Agreements Affecting Property Valuation

The Board of Assessors respectfully requests the following for any agreement that requires the Board to recognize or maintain a value other than fair market value:

1. **Compliance with Constitutional Requirements**
All abatement agreements must comply with the Georgia Constitution, including the requirement for uniform taxation and the prohibition on gratuities.
2. **Applicable Only to New or Expanding Businesses**
Abatements may only be granted for new or expanding businesses and must not be applied retroactively to projects already in progress or completed.
3. **Project-Specific Application**
Each abatement must apply to a clearly defined project.
4. **Defined Term**
Abatements must specify a clear start date and end date.
5. **Defined Property Scope**
Each agreement must specify whether it applies to real property, personal property, or both.

Administrative Requirements

A copy of each P.I.L.O.T. agreement or other abatement plan approved by the Development Authority must be provided to the appraisal staff to ensure that all exceptions to standard taxation are administered accurately and in accordance with the agreement.

PROPOSED

Board Actions and Public Transparency

The Board of Assessors will adopt abatement schedules or P.I.L.O.T. agreements only during a lawfully held public meeting. All related actions will be recorded in the meeting minutes as part of the official public record.

Unless a legally authorized executive session is required, all policies, principles, or guidelines presented to the Board of Assessors by the Development Authority will be discussed in open session. The Board's support, opposition, or other actions will be documented in the meeting minutes.

A & M PLANTATION, LLC C/O FIRST BUCK FARMS 1737 GORNTO RD VALDOSTA GA 31601	Account Number 2002 28x58 FLEETWOOD / HICKORY HILL MH Value Add-on Value Total Value	4033 30,147 8,700 38,847	Tax Dist Serial Num PIN Title Number	02 GAFL135A18557H H12 064 0011F 772386020669061
ABBOTT MIKE 15679 HWY 122 BARNEY GA 31625	Account Number 1992 14x66 FLEETWOOD / WESTON MH Value Add-on Value Total Value	4069 13,240 4,170 17,410	Tax Dist Serial Num PIN Title Number	02 GAFLM75A14418 WE 114 0040
ACEVEDO SABRINA 745 BLUE SPRINGS LN QUITMAN GA 31643	Account Number 1985 14x70 FLEETWOOD / FLEETWOOD MH Value Add-on Value Total Value	4914 5,820 1,200 7,020	Tax Dist Serial Num PIN Title Number	02 124 0004
ADAMS GIBSON C & JULIE M C/O ZACK CLARK 4630 HWY 84 DIXIE GA 31629	Account Number 1997 16x66 FLEETWOOD / WESTON MH Value Add-on Value Total Value	2736 16,975 0 16,975	Tax Dist Serial Num PIN Title Number	02 GAFLV75A29639 WT1 038 0006E 32850796
ADAMS JACK GLEN 584 OLD PAVO RD PAVO GA 31778	Account Number 1977 12x60 FLEETWOOD / FLEETWOOD MH Value Add-on Value Total Value	6265 4,018 0 4,018	Tax Dist Serial Num PIN Title Number	02 031 0023
ADAMS JOANN WALLACE 4194 GROOVERVILLE RD QUITMAN GA 316436828	Account Number 1996 16x80 FLEETWOOD / WESTON MH Value Add-on Value Total Value	4005 19,154 0 19,154	Tax Dist Serial Num PIN Title Number	02 GAFLT75A54201 WE12 039 00211 770229203803061
ADAMS RAQUEL & MARCUS WILLIAMS 81 TRAIL OF HAWKS QUITMAN GA 31643	Account Number 1996 28x40 DESTINY / DESTINY (SGL/MULTI) MH Value Add-on Value Total Value	2389 17,431 4,300 21,731	Tax Dist Serial Num PIN Title Number	02 O-48852AB Q19 0054 00000030194627 &
ADAMS STEVE 370 OAKRIDGE RD VALDOSTA GA 31602	Account Number 1998 14x70 DESTINY / OMNI (SGL/MULTI) MH Value Add-on Value Total Value	2954 14,361 6,590 20,951	Tax Dist Serial Num PIN Title Number	99 0-61107 146 0034
ADKINS HERMAN LEWIS JR 4746 STUDSTILL RD	Account Number 1977 24x60 PEACH STATE HMS / PEACH STATE MH Value Add-on Value	694 9,491 5,550	Tax Dist Serial Num PIN	99 9457AB 121 0007C

8201 SW 27TH AVE	MH Value	3,561	Serial Num	4998884093
	Add-on Value	930	PIN	040 0024
OCALA FL 34476	Total Value	4,491	Title Number	770166260327061
ZAVALSKY LIBOR & RACHAEL	Account Number	5027	Tax Dist	02
	2001 16x76 SCHULT / CLASSIC			
8201 SW 27TH AVE	MH Value	15,399	Serial Num	H0GA20K02270
	Add-on Value	7,000	PIN	040 0024
OCALA FL 34476	Total Value	22,399	Title Number	770166259440061
ZAVALSKY LIBOR & RACHAEL	Account Number	5145	Tax Dist	02
	1972 14x46 CLAYTON HOMES INC / APOLLO			
8201 SW 27TH AVE	MH Value	3,139	Serial Num	1510
	Add-on Value	1,000	PIN	040 0024
OCALA FL 34476	Total Value	4,139	Title Number	770166261863061
ZAVALSKY LIBOR & RACHAEL	Account Number	7155	Tax Dist	02
	1987 24x48 FLEETWOOD / CHADWICK			
8201 SW 27TH AVE	MH Value	10,673	Serial Num	AFLC22ABH11051 2744
	Add-on Value	680	PIN	040 0024
OCALA FL 34476	Total Value	11,353	Title Number	770166259193061
TOTALS >>>		39,414,243		

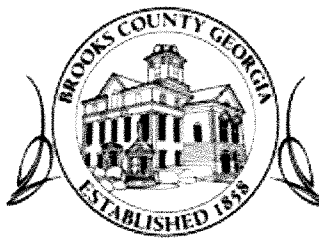
MHPrebill Consolidation Report - 100% FMV

TAXDIST	EXEMPT	COUNT	ADDONVAL	VALUE	FMV
01		99	85,550	2,092,458	2,178,008
	Taxable	99	85,550	2,092,458	2,178,008
02		1000	2,287,250	24,057,746	26,344,996
	Taxable	996	2,277,350	23,956,080	26,233,430
	Exempt	4	9,900	101,666	111,566
03		10	13,560	197,036	210,596
	Taxable	10	13,560	197,036	210,596
04		40	87,620	766,031	853,651
	Taxable	40	87,620	766,031	853,651
05		72	66,230	1,110,472	1,176,702
	Taxable	72	66,230	1,110,472	1,176,702
99		412	577,160	8,073,130	8,650,290
	Taxable	412	577,160	8,073,130	8,650,290
		1633	<< GRAND TOTALS >>		39,414,243

BOARD OF TAX ASSESSORS

Brewer Bentley
Melvin DeShazor
Ralph Manning

Wayne Waldron, Chief Appraiser



Phone: 229-263-7920

Fax: 229-263-5125

Email: taxassessors@brookscountyga.gov

Website: www.qpublic.net/ga/brooks

Brooks County Board of Tax Assessors

610 South Highland Road, Quitman, GA 31643

The Brooks County Board of Tax Assessors will hold their regular meetings on the following days:

January 14, 2026

February 11, 2026

March 18, 2026

April 8, 2026

May 6, 2026

June 10, 2026

July 8, 2026

August 12, 2026

September 9, 2026

October 14, 2026

November 18, 2026

December 9, 2026

All meetings are scheduled to begin at 5:15 p.m. in the Brooks County Commissioners' meeting room.

Requests to be added to the agenda should be received by the Friday preceding the meeting.

For additional information, please contact our office at (229)263-7920.