

Board of Tax Assessors Meeting

Minutes of the October 22, 2026 Meeting

Members Present: MaryBeth Burnette, Dennis Conway, Raymond Gunnin, Eric Wilmarth and Mark Young were present for the meeting.

Staff Present: Steve Swindell, Trey Stephens, Logan Bobo, Mike Cotra, Sandy Forrester, Ricky Hitt, Berrie Holmes, Lee Johnson, Becky Parker, Rhonda Peterson, Ben Wheeler and Jenny Thomas were present for the meeting.

Attorney: Darrell Caudill of Roach, Caudill & Frost LLP was present for the meeting.

1. Call to Order: MaryBeth Burnette called the meeting to order.

2. Approval of Agenda: Motion by Mark Young to adopt the agenda, seconded by Eric Wilmarth and approved by each Board Member.

3. Approval of Minutes: Motion by Mark Young to approve the October 22, 2026 meeting Minutes, seconded by Raymond Gunnin and approved by each Board Member.

4. Consent Agenda: Motion by Mark Young to move Batch E-2, Batch E-1-1, Batch P1, Batch P3, Batch P4, Batch P6, Batch 1, Batch 1A, Batch 1B, Batch 1H, Batch 1P, Batch EX-1, Batch 3, Batch 3A, Batch 3B, Batch 3H, Batch 3P, Batch 5, Batch 5A, Batch 5B, Batch 5P, Batch 5CB and Batch 5CR to the consent agenda and follow staff recommendations, seconded by Raymond Gunnin and approved by all Members.

Front Office, Becky Parker, Receiver of Records

Batch E-2, Reinstated Exemptions

Batch E-1-1, Current Year Changes

Personal Property Department, Rhonda Peterson, Project Manager

Batch P1, Standard Agenda

Batch P3, Appeals Agenda

Batch P4, Certify to BOE

Batch P6, Audit Agenda

Commercial Department, Blake McFarland, Senior Appraiser

Batch 1, Current Year Changes

Batch 1A, Appeal Changes

Batch 1B, Certify to BOE

Batch 1H, Certify to Hearing Officer

Patch 1P, Prior Year Changes

Batch EX-1, Current Year Changes

Residential Department, Lee Johnson, Senior Appraiser

Batch 3, Changes

Batch 3A, Appeal Changes

Batch 3B, Certify to BOE

Batch 3H, Certify to Hearing Officer

Batch 3P, Prior Year Changes

Rural Department, Ricky Hitt, Senior Appraiser
Batch 5, Current Year Changes
Batch 5A, Appeal Changes
Batch 5B, Certify to BOE
Batch 5P, Previous Years
Batch 5CB, CUVA Breaches
Batch 5CR, Conservation Releases

5. Chief Appraisers Report

Steve reviewed the 2027 Budget Report.

We have 108 appeals on 30-Day Notice, 153 to BOE and 40 to a Hearing Officer on this Agenda. There are 152 remaining appeals.

Steve and Trey took the county CFO for a ride along last Friday.

Steve notified the Board that Bill Welch has turned in his notice, effective 12/31/2026.

Several Senior Staff members will be attending the GAAO 2-day Seminar at Brasstown Valley Lodge next week.

Our annual office Chili Cook Off is at 11:30 next Friday and all are invited to attend.

The next BOA meeting will be on Thursday, November 12, 2026 at 9:00 AM.

6. Attorney's Report / Executive Session: Darrell reviewed pending litigation cases.

7. Adjournment: Motion by Mark Young to approve, seconded by Eric Wilmarth and approved by each Board Member.

Mary Beth Burnette, Chairman

Jenny Thomas, Secretary