

Putnam County Board of Tax Assessors – Minutes – May 31, 2012

Present: Eugene Smith, Donald Cottrell, Marie Little, John Chaklos and
Charles Anglin
Absent: Shelby Storey

The Putnam County Board of Tax Assessors held their 2nd meeting for 2012 on Thursday May 31st at 2:00 p.m. in the Tax Assessors office. Chairman Smith called the meeting to order. The minutes of March 15, 2012 were read. A motion to approve the minutes was made by Cottrell, seconded by Chaklos and passed unanimously.

The board had a brief discussion on **Pictometry**'s visual intelligence system. The board agreed to a demonstration June 6th at 10:00 a.m. in the assessors office.

The board received an **early appeal** from Robert & Stacy Axel. The board sent a letter informing them to resubmit the appeal during the proper time frame.

Tri-County EMC sent the board a letter requesting a free set of GIS maps. The board agreed they would be charged the going rate like all other requests.

The board read **Thelma Meltons** letter of 4-23-12. No response was taken by the board.

Mr. Anglin mentioned the assessment **notices for 2012** will be mailed on June 8th. An announcement to the public will be in the Eatonton Messenger newspaper.

The board approved **Freeport Exemption** applications. The approved list is attached and made a part of these minutes.

Agricultural and Forest Land Conservation Use applications were approved by the board. A list of the approved applications is attached and incorporated in these minutes.

The board went over **Tax Returns** and approved the **Homestead Exemption** applications.

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The board removed homestead on the following due to no response to homestead letter: E005-215 David Alexander; 112C-011-001 Angela&Robt Reese; 115D-010 Cynthia Hale; 101A-064 Curtis & Venice Merck; 053D-103 Clarence L Maddox and 120A-128 Tim White

The board requested a field check on Max Whaley 119A-068 and Willard Durham 102B-077 before deciding on their homestead request. The decision is on hold.

The board will send a letter to Patricia Cheney 096A-050 requesting more information before a decision can be made regarding her homestead exemption.

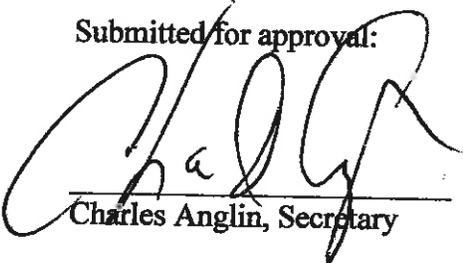
Homestead Denied on the following applications:

David & Jennifer Brewer 115C-028; Shonda Adams 053D-033; David Diggers 124A-044; Lynsol Terrell E006-221; and George F. Babb 087A024

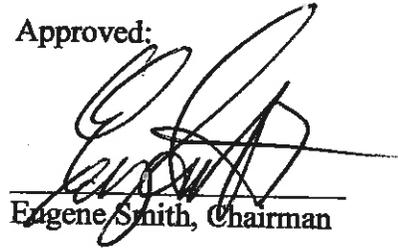
The board approved regular homestead for Roberta Rae Edge (053B-067). She is no longer eligible for previous exemption.

The meeting was adjourned approximately 4:50 p.m.

Submitted for approval:


Charles Anglin, Secretary

Approved:


Eugene Smith, Chairman

Date Approved: June 6, 2012

**PUTNAM COUNTY TAX ASSESSORS
100 SOUTH JEFFERSON AVENUE
COURTHOUSE, SUITE 109
EATONTON, GA. 31024**

Phone: (706) 485-6376
Fax: (706) 485-3151
www.qpublic.net/ga/putnam



2012 TAX ASSESSMENT NOTICES

The Putnam County Board of Tax Assessors will mail the 2012 annual notice of assessment the first week of June. For 2012 the Board will mail out approximately 18,800 real property notices and 2,500 personal property notices. This year the notice will include an estimation of property taxes due. However this tax calculation is based on the 2011 millage rate and any increase in this rate for 2012 will produce a higher than proposed tax bill.

For 2012 the State of Georgia has lifted the value freeze on all real property. Of the 18,800 real notices approximately 42% or 7,896 will see a value reduction and the remainder will have the same value as established in 2011 or a slight increase... The notices of value increase will be for parcels that are located in areas where sales over the past 3 years indicate the value is below market levels.

This year saw an increase in taxpayers making tax returns some 450 parcels were returned by taxpayers or agents in an effort to reduce the taxable value of the real parcel. The Board sent a certified staff appraiser to review each parcel and make recommendations to the Board. In many instances changes were made and values reduced. However, if market data indicated the value to be reasonable no changes were made.

This year's sales indicate that the real estate market is beginning to stabilize. In past year's condo and town home communities saw the largest decreases in values however; some of the more expensive lake condo communities are actually increasing in value. Other residential areas where the market is saturated with bank owned homes such as Water Oaks, Phoenix Crossing, and Misty Grove; along with many other residential communities' value decreases.

It appears that the housing market is attempting to bottom out however, the downward spiral may continue if the banking industry and the Fed continue to dump inventory on the market. With the exception of foreclosures, the lake properties seem to be losing minimal value and holding at the lower level. Choice lake properties are still selling only at a slower rate. Real estate financing is becoming difficult and is in competition with the foreclosure marketed homes.

When a taxpayer receives the notice they will have 45 days to review and contact this office for more information. If a taxpayer has an issue it may be resolved by phone or a visit with an office appraiser. If the issue is not resolved a formal appeal may be made in writing to the Board of Assessors.

05/30/12

2012FREEPORT LISTING

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<u>Frport_Val</u>	<u>OWNERS NAME</u>	<u>Perskey</u>	<u>DATE</u>	<u>Taxable Inv</u>
750	ALLISON'S CUSTOM CABINETS INC	57025	03/19/12	925
5422872	AMERICAN TESTING LABORATORIES	14475	03/27/12	1850
749672	EATONTON CO-OP FEED	8890	02/09/12	157237
12943847	GRO TEC INC	9190	04/01/12	11900
24108727	HABAND OPERATIONS LLC	9200	03/26/12	492015
198850	HALLMAN WOOD PRODUCTS INC	9220	03/29/12	1395600
3173630	HORTON HOMES INC	9390	03/27/12	450
891077	HORTON IRON WORKS	25290	03/27/12	1750
828231	HORTON VANS INC	50300	03/27/12	450
60630	MARBLE WORKS	14465	03/12/12	2000
5420830	NORM THOMPSON OUTFITTERS INC	64757	03/26/12	129695
666774	RAYONIER WOOD PRODUCTS LLC	9705	03/30/12	581247
31267	READY MIX USA LLC-GRAY DIVISION	12400	03/28/12	36028
1187808	ROSE ACRE FARMS INC	46330	03/07/12	90140
145116	SOUTHEASTERN PORTABLE BLDG	12830	03/28/12	325
428310	UFP EATONTON LLC	10790	02/17/12	5883
2163	W C RALSTON & SON INC	10205	03/31/12	3956

TOTAL 17

CONSERVATION USE APPROVED 2012

				AGRI OR	
				FLPA	AMT.
LAST NAME	FIRST NAME	MAP & PAR	STATUS	TYPE	PAID
CRUMPLER	DAVID & KRISTIN	003 003	RENEW	AG	12.00
FRONT POU BENTON	PROPERTY LLC	008 002	NEW	FLPA	16.00
FELKER INVESTMENT	PROPERTIES LLC	009 013	NEW	FLPA	16.00
MORRIS	NED & JANICE	010 004	NEW	AG	12.00
MORRIS	NED & JANICE	010 006	NEW	AG	12.00
GARDNER III	CHARLIE A	021 004	RENEW	AG	12.00
PARK	CHANG-HO	021 087	CONTINUE	AG	12.00
HICKS	MABLE & JAMES T	030 028	RENEW	AG	12.00
HICKS	MABLE ETAL	030 032	RENEW	AG	12.00
GLENN	HARRY & SCOTT M	031 013	NEW	AG	12.00
EDISON, MARGARET A & SCOTT	JOHN C TRUSTEES CHARLES BRIAN	032 021 032 033	RENEW RENEW	AG AG	12.00 12.00
IRWIN KAZ INC.	KEVIN	032 054 001	NEW	AG	12.00
DENNIS-WARD	CHINA KATE ETAL	033 009	NEW	AG	12.00
LEDBETTER	CANDACE A	033 018 001	NEW	AG	12.00
CALVERT	GRADY V	037 001	CONTINUE	AG	12.00
JOHNSTON	A FRANKLIN & DIANNA	037 011	NEW	AG	12.00
WHITTEN	FRANCOIS	040 001	CONTINUE	AG	12.00
FELKER INVESTMENT	PROPERTIES LLC	045 002	NEW	FLPA	16.00
PEACOCK	WAYNE & DAWN	050 037	NEW	AG	12.00
ALL-STAR PROPERTIES & WOOTEN	INVESTMENTS LLC RICKEY T	051 031 052 008	NEW RENEW	FLPA AG	16.00 12.00
WOOTEN	JOSEPH EDWARD	052 009	RENEW	AG	12.00
WOOTEN SR	JEFFREY G	052 010	RENEW	AG	12.00
WOOTEN SR	JEFFREY G&MARGAR	052 015	RENEW	AG	12.00
HICKS	MABLE	053 020	RENEW	AG	12.00
LONG	GEORGE & NANCY	054 014	RENEW	AG	12.00
SCOTT	MELANIE T	056 002	RENEW	AG	12.00
CARROLL	C L MRS	062 058	RENEW	AG	12.00
CULBERSON	MARY P	066 005	RENEW	AG	12.00
LARMAN	J P	071 002	RENEW	AG	12.00
SMITH	ALBERT (BY RUBY S.)	073 004	NEW	AG	12.00
SMITH	PAUL	073 006	NEW	AG	12.00
ALLEN	LUE RENA	073 007	NEW	AG	12.00
FELKER INVESTMENT	PROPERTIES LLC	073 012	NEW	FLPA	16.00
RAY	ROBERT I	073 015	RENEW	AG	12.00
EPPS	DOROTHY L	075 017	RENEW	AG	12.00
BANDEL	FRANK & LINDA	075 026	NEW	AG	12.00
GARDNER III	CHARLIE A	076 024	RENEW	AG	12.00
JOHNSON	MARGARET&RANDALL	076 058	RENEW	AG	12.00
MADDOX	JEFF A	076 058 002	RENEW	AG	12.00
MADDOX	JEFF A	076 058 003	RENEW	AG	12.00
RICHARDSON	CHARLES E SR	077 033	NEW	AG	12.00
RICHARDSON	JAMES JR & ETAL	077 034	NEW	AG	12.00
CARNES	FRANK J	077 052	NEW	AG	12.00
LARMAN	J P JR	078 046	RENEW	AG	12.00
RABUN	BETSY PARK	079 005	RENEW	AG	12.00

KAUFFMAN	RONALD & DONNA	080 005	RENEW	AG	12.00
CHURCHWELL JR	WM C & LOLA	080 011	RENEW	AG	12.00
HURT	MOSES	082 012	RENEW	AG	12.00
JOHNSON	MARGARET MADDOX	092 001	RENEW	AG	12.00
VANDIVER	MARION	092 002	NEW	AG	12.00
JOHNSON	RANDALL	093 028	RENEW	AG	12.00
HUDSON	JAMES D JR &	093 077	NEW	AG	12.00
TANNER	DOROTHY J LANCAST	094 028	RENEW	AG	12.00
GREGORY	JAMES M JR ETAL	094 035	NEW	AG	12.00
WALTON	W CAREY & ETAL	095 033	NEW	AG	12.00
NUCKOLLS	DAN & BETTY	096 008	RENEW	AG	12.00
NUCKOLLS	DAN & BETTY	096B 015	RENEW	AG	12.00
WALLIS	W P JR	097 006	RENEW	AG	12.00
BANDEL	FRANK & LINDA	097 058	NEW	AG	12.00
SEBASTIAN FARMS LLC	C/O TIM JONES	097 076	NEW	AG	12.00
WALLIS LLC		098 030	NEW	AG	12.00
GARNER	LARRY C	104 021	NEW	AG	12.00
SAMMONS-MCMICHAEL	LLC	104 032	NEW	AG	12.00
GREGORY	JAMES M JR ETAL	105 019	NEW	AG	12.00
HUDSON	JAMES D JR &	106 003	NEW	AG	12.00
HUDSON	JAMES D JR &	106 022	NEW	AG	12.00
BALLENGEE	DAVID C & SHARYLLE	107 004	CONTINUE	AG	12.00
FELKER INVESTMENT	PROPERTIES LLC	108 001	NEW	FLPA	N/A
PUTNAM LAND LLC		108 004	CONTINUE	AG	12.00
FELKER INVESTMENT	PROPERTIES LLC	108 011	NEW	FLPA	16.00
HUDSON	JOE&HARRY HUDSON	109 053	RENEW	AG	12.00
FELKER INVESTMENT	PROPERTIES LLC	115B 092	NEW	FLPA	N/A
QUESENBERRY LLC		116 007	NEW	AG	12.00
MARTIN	THOMAS L	117 022	NEW	AG	12.00
GREGORY	JAMES M JR ETAL	118 014	NEW	AG	12.00
HUDSON	JAMES D JR &	118 024	NEW	AG	12.00
GREGORY	JAMES M JR ETAL	118 026	NEW	AG	12.00
CIRCLE P LAND	HOLDINGS, LLC	125 002 004	NEW	AG	12.00

CAP:
 33 NEW AGRI
 34 RENEW AGRI
 5 CONTINUED
 8 FLCU

 80 TOTAL APPLICATIONS

*****MEETING NOTICE*****

THE PUTNAM COUNTY BOARD OF TAX
ASSESSORS WILL HAVE A REGULAR BUSINESS
MEETING ON: Thursday THE 31st OF
May, 2012 AT 2:00 p.m.

THE MEETING WILL BE HELD IN THE TAX
ASSESSORS OFFICE - SUITE 109 OF THE
COUNTY COURT HOUSE BUILDING.