

Putnam County Board of Tax Assessors – Minutes - October 22, 2015

Present: Eugene Smith, Donald Cottrell, John Chaklos, and Charles D. Anglin

Absent: Dorothy Rayfield and Shelby Storey

Also Present: Lesia Reid

Chairman Smith called meeting to order at 2:05pm. Minutes of the September 24, 2015 BOA meeting were read by Chairman Smith. Motion was made by Chaklos 2nd by Cottrell to approve minutes as read. Passed unanimously by board.

Chief Appraiser Charles D. Anglin presented the 2015 appeals for Timbervest Partners III, parcels 067-009 & 072-011, to the board. A motion was made by Cottrell to send the appeals to the BOE. The motion was seconded by Chaklos and the board agreed unanimously to forward the appeals for Timbervest Partners III to the BOE.

Chief Appraiser Charles D. Anglin mentioned to the board the need to verify all property that was exempt from property tax on January 1 of this year to determine if the current owner and property use still qualify for continued exemption. A Periodic Verification of Exempt Status letter and questionnaire would be sent to the current property owner and the completed questionnaire should be returned to the Tax Assessors office within two weeks of mailing. The questionnaires will be presented to the BOA for their review and final determination of exempt status. The board unanimously agreed that these should be sent. Chaklos will review the letter and questionnaire to see if there needs to be any changes or additions. He will notify Chief Appraiser Anglin of any changes.

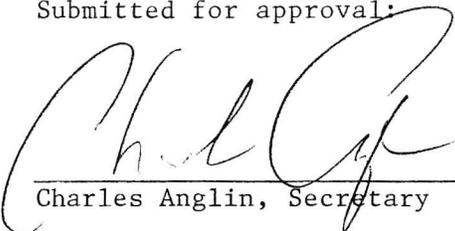
Chairman Smith read a letter of appeal from Linda M. Brownlee dated October 12, 2015 for parcels 109-002 & 109-002-001. These 2 parcels had received Conservation Use Assessment which expired on December 31, 2014. Ms. Brownlee is requesting the right to reapply for Conservation for 2015 tax year. This board denied the letter of appeal. The time to file an appeal for 2015 expired on July 20, 2015. Chaklos made a motion to send Ms. Brownlee a letter denying the appeal and informing her of her right to reapply between January 1, 2016 and April 1, 2016. Motion seconded by Cottrell. Board agreed unanimously.

The board approved the download of the 2016 NADA schedules and the re-appraisal of all Pre-Billed Manufactured Housing for the 2016 tax year. The board approved the download of the 2016 ABOS schedules and the re-appraisal of all marine equipment for the 2016 tax year.

No meetings were scheduled.

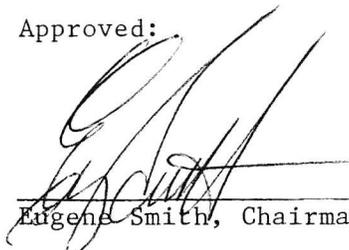
Being no further business a motion was made by Cottrell - 2nd by Chaklos to adjourn. Meeting was adjourned by Chairman Smith at 2:35pm.

Submitted for approval:



Charles Anglin, Secretary

Approved:



Eugene Smith, Chairman

Date Approved: _____

12-29-15

PUTNAM COUNTY BOARD OF TAX ASSESSORS
PUTNAM COUNTY COURTHOUSE
100 S JEFFERSON AVE STE 109
EATONTON, GEORGIA 31024

TENTATIVE AGENDA

Thursday
October 22, 2015

- 1) Meeting call to order: 2:00 pm
- 2) Review and Approve Minutes of September 24, 2015 meeting
- 3) Old Business: Continue discussion on parcels 067-009 & 072-011
- 4) New Business:
 - a. Approval of form letter/application for exempt status
 - b. Conservation use request on parcels 109-002 and 109-002-001
- 7) Plus any additional business to come before the board not known at time of preparing the agenda
- 8) Adjournment

MEETING NOTICE

THE PUTNAM COUNTY BOARD OF TAX
ASSESSORS WILL HAVE A REGULAR BUSINESS
MEETING ON: Thursday THE 22nd OF
October , 2015 AT 2:00 p.m.

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

Posted on Court
House Bulletin
Board.

JB



Legals..... From Page 6D

entirely or in one or more parcels as determined by the undersigned in its sole discretion.

First Landmark Bank
Attorney in Fact for
Nathan E. Hardwick, IV
Neal J. Quirk, Esq.
Quirk & Quirk, LLC
6000 Lake Forrest Drive NW
Suite 300
Atlanta, Georgia 30326
855-213-5224
10-08, 15, 22, 29c

NOTICE OF SALE UNDER POWER GEORGIA, PUTNAM COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from **DAVID B JORDAN** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS") AS NOMINEE FOR **QUICKEN LOANS, INC.**, dated May 13, 2013, recorded May 24, 2013, in Deed Book 782, Page 750-751, Putnam County, Georgia.

Telephone Number: (877) 813-0992 Case No. QKN-15-01032-1
Ad Run Dates 10/08/2015, 10/15/2015, 10/22/2015, 10/29/2015
www.rubinlublin.com/property-listing.gs.php

10-08, 15, 22, 29c

NOTICE OF SALE UNDER POWER. STATE OF GEORGIA, COUNTY OF PUTNAM.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **BRIAN D. WOOTEN** TO **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS") AS NOMINEE FOR **FIRST HORIZON HOME LOAN CORPORATION**, dated

and modify all terms of the mortgage with the debtor is: **CARRINGTON MORTGAGE SERVICES, LLC**, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, 1-

Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

800-790-9502. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

To the best of the undersigned's knowledge and belief, said property is also known as **156 Shady Dale Road, Eatonton, GA 31024**, and the party in possession of the property is/are **MATTHEW SEAMANS and AMANDA SEAMANS** or a tenant or tenants of said property.

CARRINGTON MORTGAGE SERVICES, LLC

As Attorney-in-Fact for **MATTHEW SEAMANS and AMANDA SEAMANS SOLOMON | BAGGETT, LLC**
40 Technology Parkway
South Side 2022

having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the

EASEMENT IN FAVOR OF THE TRI-COUNTY ELECTRIC MEMBERSHIP CORPORATION DATED SEPTEMBER 27, 1980, RECORDED IN DEED BOOK 5-I, PAGE 533, SAID RECORDS.

3) WATER SERVICE AGREEMENT DATED OCTOBER 24, 1984, RECORDED IN DEED BOOK 6-D, PAGES 321-322, SAID RECORDS.

4) ALL OTHER EASEMENTS, RIGHTS-OF-WAY, SURVEYS, PROTECTIVE COVENANTS, LIMITATIONS AND RESTRICTIONS AFFECTING SAID PROPERTY OF RECORD, SAID RECORDS. THERE IS LOCATED ON THE PROPERTY

Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of

NOTICE OF COMPUTATION & CANVASSING OF RETURNS

Pursuant to O.C.G.A. §21-2-492, notice is hereby given that the official computation and canvassing of the returns of votes cast in the November 3, 2015 Municipal General Election will take place at City Hall, 201 North Jefferson Avenue, on Wednesday, November 4, 2015, beginning at 9:00 AM.

Sarah E. Abrams
Superintendent
City of Eatonton
10-15c

conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A. 36-66.

Persons with special needs relating to handicapped accessibility shall contact County Manager, Paul Van Haute, five business days in advance of the meeting at the Putnam County Administration Building, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

10-15c

NOTICE

The Housing Authority Board of Commissioner's will meet in Regular Session on Tuesday, October 20th, at 12:00 p.m., 208 Lawson Street.

10-15c

NOTICE

The Putnam County Board of Tax Assessors will have a regular business meeting on

Thursday, October 22, 2015

at 2:00 p.m. in the Tax Assessors office
Suite 109 - County Court House building.

10-15c

TO OWNERS THE BEST BARGAINS

Go to www.youmans.com click the trade in marketplace button, see how much your vehicle is worth.

08 Colorado LT Auto Chev 3.7L 109734P	\$15,500
08 F-150 Ford 4.6L V8 White 529258A	\$5,000
13 F-150 XLT Ford 5.0L V8 40K Blk 529212A	\$30,000
14 Ram Tradesman/Exp Dodge 529208A	\$26,500
12 RAV4 Toyota 2.5L 4 Cyl 38K 536034A	\$17,500
08 Suburban 5.3L Chev V8 Silver 532059A	Special \$19,000
12 Traverse LS 3.6L V6 Gray 109726P	\$19,000
13 Impala LS 3.6L V6 Black 109709P	\$11,500
10 Impala LS 3.5L V6 Silver 109729Q	\$11,500



PUTNAM COUNTY TAX ASSESSORS
 100 SOUTH JEFFERSON AVE
 COURTHOUSE, SUITE 109
 EATONTON, GEORGIA. 31024

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

It is time once again to download the 2016 ABOS valuation schedules and run re-appraise on all marine equipment. This board approves the download of the 2016 ABOS schedules and the re-appraisal of all marine equipment for the 2016 tax year.

Chief Appraiser: Charles [Signature]

Putnam County Board Members:

Date of Approval: 10/22/15

Signature: [Signature]

Signature: Donald Cottrell

Signature: [Signature]

Signature: _____

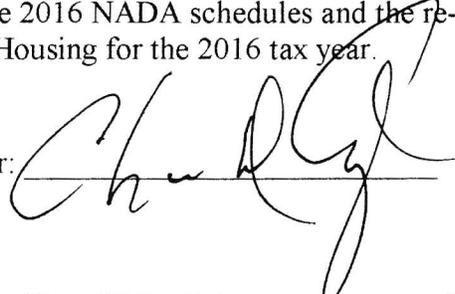
Signature: _____



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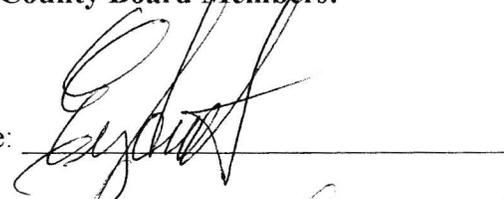
Phone: (706) 485-6376
 Fax: (706) 485-3151
www.qpublic.net/ga/putnam

It is time once again to download 2016 NADA Manufactured Housing valuation schedules and to run re-appraise on all Pre-Billed Manufactured Homes. This board approves the download of the 2016 NADA schedules and the re-appraisal of all Pre-Billed Manufactured Housing for the 2016 tax year.

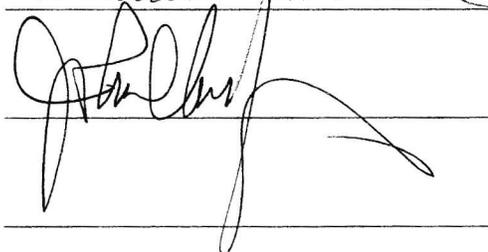
Chief Appraiser: 

Putnam County Board Members:

Date of Approval: 10/22/15

Signature: 

Signature: 

Signature: 

Signature: _____

Signature: _____