

Putnam County Board of Tax Assessors – Minutes – May 3, 2016

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

Absent: Dorothy Rayfield

Also Present: Lesia Reid

The Putnam County Board of Tax Assessors held their meeting on Tuesday May 3, 2016 in the Tax Assessors office. Chairman Eugene Smith called the meeting to order at approximately 2:00 p.m. The first order of business was to elect a chairman for 2016. A motion to elect Eugene Smith was made by Cottrell, seconded by Chaklos and passed unanimously. Next order of business was to elect the 2016 secretary to the board. A motion to elect Charles Anglin as secretary was made by Cottrell, seconded by Chaklos and passed unanimously.

Minutes of the December 29, 2015 board meeting were read by Chairman Smith. A motion to approve the minutes was made by Smith, seconded by Chaklos and passed unanimously by the board.

The board discussed updating the Legacy Housing, LTD tax values. They reviewed the proposed tax abatement agreement and agreed to honor the values the next four years.

Board members attending the upcoming CAVEAT training in Athens, Ga. May 17th-19th are Eugene Smith and Donald Cottrell. Also attending are Chief Appraiser Charles Anglin and Lesia Reid.

The board read letters from taxpayers concerning parcels 112C-066; E003-047 and E006-221. The board will respond to their individual questions by letter.

Lesia Reid presented a 2015 personal property account review. Chaklos made a motion to honor the request to correct their 2015 personal property inventory return. Motion was seconded by Storey and passed unanimously.

Mrs. Reid presented the 2016 Conservation Use and FLPA Land Use tables and the FLPA index factor to the board. A motion was made by Storey to approve, seconded by Cottrell, board passed unanimously.

The board approved the 2016 C.U. & FLPA applications. The approved list is attached and incorporated into these minutes.

The board went over the 2016 real property tax returns and approved the 2016 homestead exemption applications. The approved list of homestead exemptions is attached and made a part of these minutes.

PCBOA Minutes 05/03/2016 (Cont'd)

Homestead exemptions for 2016 were removed by the Board on parcels that did not respond to a homestead letter, were deceased and no one reapplied or the tax assessment notice for 2015 was returned. The list of removed homesteads for 2016 is attached and incorporated into these minutes.

The Board scheduled their next meeting for Tuesday May 24, 2016 at 2:30 p.m.

The Board went into a closed session on a personnel matter.

As there was no further business to discuss, Chairman Smith adjourned the meeting at approximately 4:30 p.m.

Submitted for approval:

Approved:



Charles Anglin
Secretary



Eugene Smith
Chairman

Date Approved: 5-28-16

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

TENTATIVE AGENDA

Tuesday
May 3, 2016

- 1) Meeting call to order: 2:00 pm
- 2) Review/Approve Minutes from December 29, 2015 regular business meeting.
- 3) Old Business: Legacy Housing, LTD
- 4) New Business:
 - a. Elect 2016 Chairman
 - b. Elect Secretary for 2016
 - c. Review correspondence from taxpayers
 - d. Review Real Property Tax Returns for 2016
 - e. Homestead Exemption applications to be approved/denied
 - f. Conservation Use/Forest Land CU applications to be approved/denied
 - g. Approve table of Conservation Use Land Values
 - h. Approve table of FLPA Land Use Values
- 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: Tuesday THE 3rd OF
May, 2016 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:

(24)

land lying and being in the 308th GMD, Putnam County, Georgia, being designated as Lot 55 of Water Oaks at Collis Crossing Subdivision, as shown on a plat of survey prepared by Robert H. Harwell, RLS No. 1683, dated May 7, 2003 and recorded in Plat Book 28, Page 67, Clerk's Office, Putnam County Superior Court and incorporated herein.

170 Collis Road, Eatonton, GA 31024
TMP 104B-077

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and 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).

AMERICA, N.A. dated 5/16/2005 and recorded in Deed Book 504 Page 427 Putnam County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 54,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Putnam County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on May 03, 2016 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in the 308th and 389th G.M.D., Putnam County, Georgia, being shown as Lot 31, containing 0.32 acre, more or less, on that certain plat

the status of the loan as provided immediately above

BANK OF AMERICA, N.A. as agent and Attorney in Fact for **Bruce E. Pearson and Cecelia M. Pearson Aldridge Pite, LLP** (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1016-667501315A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-667501315A

04-07,14,21,28c

NOTICE OF SALE UNDER POWER
GEORGIA, PUTNAM COUNTY.

By virtue of power of sale contained in Deed to Secure Debt from Mollie E. Gulley and Betty Gulley to The Peoples Bank, dated August 23, 2005, recorded at Deed Book 515, Pages 789-793, recorded in the

described property are **Mollie E. Gulley, Betty Gulley, any heirs of Betty Gulley including without limitation Robln Gulley, or persons claiming under them.**

Said property will be sold and deed executed by the undersigned to the purchaser and the proceeds of sale applied by the undersigned, all as provided in said power of sale and the Security Deed containing said power.

The following information is being provided in accordance with OCGA § 44-14-162.2. The Peoples Bank is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated note on behalf of the secured creditor: The Peoples Bank, 209 S. Jefferson Ave., Eatonton, GA 31024, Telephone No.: (706) 485-8542. OCGA § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to

improvements now or hereafter located on said property, or any part and parcel thereof.

The Peoples Bank is the current holder and owner of the Security Deed and the promissory note secured thereby. The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay amounts due under the promissory note secured by the Security Deed when due. Said default not being cured, and the debt remaining in default, the sale will be made for the purpose of paying the same and all expenses of the sale, including accrued attorney's fees. The sale of

Dallas, Georgia 30157
Administrator of the Estate of
John Edward Jemigan, Sr.
04-07, 14, 21, 28p

IN THE PROBATE COURT COUNTY OF PUTNAM STATE OF GEORGIA ESTATE NO. 16ES0042

IN RE: ESTATE OF: RICKEY L. HUGHES, Deceased

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: Any heir whose current address is unknown and all interested persons

Richard L. Hughes has petitioned for Richard L. Hughes to be appointed Administrator of the estate

Rickey L. Hughes,



PUTNAM COUNTY BOARD OF COMMISSIONERS

117 Putnam Drive, Suite A
Eatonton, Georgia 31024
706-485-5826 (Phone) 706-923-2345 (fax)
www.putnamcountyga.us

NOTICE

The Putnam County Board of Commissioners is seeking individuals interested in serving on the Development Authority of Putnam County. The candidates should be dedicated, fair minded, not self-serving and willing to devote the time necessary for the position. The Authority's primary function is to finance projects including air and water pollution control facilities. In addition, the Authority is authorized to develop and promote trade, commerce, industry and employment opportunities in the county thereby enhancing the general welfare of our residents. This is a four year term.

Interested persons should submit an application to the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024. Applications will be accepted until the position is filled. The board application form can be found on the county website at www.putnamcountyga.us (in the "How Do I..." or "Forms & Documents" sections) or by calling 706-485-5826.

04/28/2016 & 05/05/2016

NOTICE

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

Tuesday, May 3, 2016

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

04-28c

Probate Court
100 S. Jefferson Ave.,
Suite 318
Eatonton, GA 31024
706-485-5476
04-28-05-05,12,19p

E-Mail
Legals to
msg@msgcr.com
E-Mail

Classified Ads to:
msg@msgcr.com
E-Mail

04-28-05-05,12,19p

NOTICE TO DEBTORS AND CREDITORS
ESTATE NUMBER 16ES00121
STATE OF GEORGIA

Glenn Quisenberry,
deceased late of Eatonton,
Putnam County, Georgia,
are hereby notified to

public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact Harry Paden Thurman, probate court personnel at the following address/telephone number: Eatonton, Putnam County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons

AND CREDITORS
ESTATE NUMBER 16ES0018
STATE OF GEORGIA

Principal to be paid in each year during the life of such debt will be as follows:

Year	Amount
2016	\$1,500,000
2019	1,580,000
2020	1,610,000
2021	1,640,000
2022	1,670,000

Any brochures, listings, or other advertisements issued by the Putnam

amount of principal to be paid in each year during the life of such debt will be as follows:

(ii) acquiring, constructing, (iv) acquiring, constructing, and equipping new school system facilities, including fine arts facilities and athletic facilities, (v) acquiring textbooks, e-books, and e-book readers for the school system, with the maximum cost of the projects described in items

and Lindsey Ann Kidd, maintenance equipment, and transportation and life of such debt will be as follows:

(ii) acquiring, constructing, (iv) acquiring, constructing, and equipping new school system facilities, including fine arts facilities and athletic facilities, (v) acquiring textbooks, e-books, and e-book readers for the school system, with the maximum cost of the projects described in items

undersigned according to law, and all persons included to said Estate are required to make immediate payments to the ad valorem taxes (including taxes which are a lien and system facilities, including fine arts facilities and athletic facilities, (v) acquiring textbooks, e-books, and e-book readers for the school system, with the maximum cost of the projects described in items

Executors of the Estate of Eatonton, Georgia 31024 (hereof, and all assessments, liens,

This 11th day of April, 2016, the property which would be subject to any outstanding assessments, liens, and all assessments, liens,

Ms. Lynn Rose Apostolin disclosed by accurate survey and inspection P. O. Box 4001 Eatonton, Georgia 31024