



Board of Tax Assessors

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Regular Session

Agenda

770.254.2680

November 6, 2024

9:00 AM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Board of Tax Assessors Call to Order

Meeting Called to Order

Regular Session

Approval of Agenda

1. Request Approval of the Agenda

Approval of Minutes

2. Request Approval/Execution of October 16, 2024 Board of Assessor Minutes

Unfinished Business

3. Update Regarding the Number of 2023 Superior Court Appeals and 2024 Appeals
4. Request for Non-Disclosure Status

New Business

5. Request for Non-Disclosure Status
6. Request to Remove Property from Conservation Use Valuation Assessment (CUVA)
7. Request to Continue/Reinstate Appeal for 25 Quig Youngs Road
8. Request Approval of the Update to the Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA) Schedules
9. Request Approval/Execution of Account Change Orders (ACO) and Waiver and Releases

Status Update

Adjournment

As set forth in the Americans with Disabilities Act of 1992, the Coweta County government does not discriminate on the basis of disability, and will assist citizens with special needs given proper notice (48 hours). For information, please call (770) 254-2608.



Tax Assessor

To: Board of Tax Assessors
From: Shannon Zerangue, County Clerk
Date: November 6, 2024
RE: November 6, 2024 Agenda

Issue:
November 6, 2024 Agenda

Discussion:
Staff has prepared the agenda for the November 6, 2024 Board of Tax Assessors meeting.

Fiscal Impact:
N/A

Recommendation:
Staff recommends that the Board approve the agenda for the November 6, 2024 meeting.



Tax Assessor

To: Board of Tax Assessors
From: Cheri McKinney, Administrative Assistant
Date: November 6, 2024
RE: October 16, 2024 BOA Minutes

Issue:

October 16, 2024 BOA Minutes

Discussion:

Staff has prepared the minutes from the Regular Meeting Session held on October 16, 2024.

Fiscal Impact:

N/A

Recommendation:

Staff recommends that the Board execute the minutes from the Regular Meeting Session held on October 16, 2024.



Board of Tax Assessors

www.coweta.ga.us

Regular Session

Minutes

770.254.2680

October 16, 2024

9:00 AM

Commission Chambers
37 Perry Street
Newnan, GA 30263

Board of Tax Assessors

Call to Order

Attendee Name	Title	Status
Mike Marchese	Chairman	Absent
Charlene Barrow	Vice Chairman	Present
Mickey Rogers	Board Member	Present
Beverly Ward	Board Member	Present
Sanina Moreland	Board Member	Present
Dean Henson	Chief Appraiser	Present
Angie Pough	Deputy Chief Appraiser	Present
Cheri McKinney	Clerk	Present

The Coweta County Board of Assessors met in Regular Meeting Session on Wednesday, October 16, 2024.

Meeting Called to Order

Vice-Chairman Charlene Barrow called the meeting to order at 9:00 AM.

Regular Session

Approval of Agenda

1. Request Approval of the Agenda

Motion To: **Approve**

The Board voted to approve the agenda for the October 16, 2024 Regular Meeting Session.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Beverly Ward

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Approval of Minutes

2. Request Approval/Execution of October 2, 2024 Board of Assessor Minutes

Motion To: **Approve**

The Board voted to approve the minutes from the Regular Meeting Session held on October 2, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Sanina Moreland

SECONDER: Mickey Rogers

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Unfinished Business

3. Update Regarding the Number of 2023 Superior Court Appeals and 2024 Appeals

Clerk McKinney explained that as of October 16, 2024, the following number of appeals have been filed:

- 2023 Superior Court - 1 Appeal
- 2024 Superior Court - 13 Appeals
- Withdrawn - 45 Appeals
- Resolved - 817 Appeals
- Hearing Officer - 13 Appeals
- Board of Equalization - 399 Appeals
- Arbitration- No Appeals
- Active - 17 Appeals
- 30 Day - 167 Appeals

New Business

4. Request for Continuation of Expired Re-appeal

Clerk McKinney explained that staff is in receipt of a request to continue an expired re-appeal from Ms. Elizabeth Williams for property located at 7 Ridgeview Court (Parcel # 070-5200-004).

The Board discussed with Ms. Williams that per State Law the Board cannot accept reappeals after the 30-days have expired.

Ms. Williams was advised by the Board to complete a property tax return for the year 2025 at the Tax Assessors Office between January 2, 2024, through April 1, 2024, for property located at 7 Ridgeview Court (Parcel # 070-5200-004).

5. Request Approval to Remove Non-Disclosure

Clerk McKinney explained that staff is in receipt of a request to remove a non-disclosure from Mr. Austin Soper for property located at 167 Avondale Circle, Newnan (Parcel # 111A-069).

The Board discussed the removal of a non-disclosure for closing purposes.

Motion To: **Approve**

The Board voted to approve a request from Mr. Austin Soper to remove the non-disclosure of property located at 167 Avondale Circle, Newnan (Parcel # 111A-069).

RESULT: Passed (UNANIMOUS)

MOVER: Beverly Ward

SECONDER: Sanina Moreland

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

6. Request to Add Non-Disclosure Status

Clerk McKinney explained that staff is in receipt of a request to add a non-disclosure.

It was the consensus of the Board to table the request to add a non-disclosure until the next Regular Session Meeting on November 6, 2024.

7. Request to Remove Property from Tax Records

Motion To: **Approve**

Chief Deputy Appraiser Angie Pough explained to the Board Mr. Sharpe wanted his

personal house and land exempt. The Board said at this time Mr. Sharpe does not meet the requirements under Georgia Law O.C.G.A. 48-5-41.

RESULT: Passed (UNANIMOUS)
MOVER: Mickey Rogers
SECONDER: Beverly Ward
AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

8. Request to be Removed from CUVA

Motion To: **Approve**

Tax Division Analyst, Keith Knight presented a letter from Mr. Charles Witcher requesting to remove Conservation Use Value Assessment (CUVA) from Parcels # 046-5131-001 and 046-5131-013. Mr. Witcher plans to deed the property between his children and, because of his age, state law allows removal of the CUVA without a breach.

The Board voted to approve removal of CUVA from Parcels # 046-5131-001 and 046-5131-013 as requested by Mr. Charles Witcher.

RESULT: (UNANIMOUS)
MOVER: Beverly Ward
SECONDER: Mickey Rogers
AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Motion To: **Approve**

The Board voted to amend the agenda to add Account Change Orders to the Agenda.

RESULT: (UNANIMOUS)
MOVER: Mickey Rogers
SECONDER: Beverly Ward
AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Motion To: **Approve**

The Board voted to execute Account Change Orders received since the previous meeting held on October 2, 2024.

RESULT: (UNANIMOUS)
MOVER: Sanina Moreland
SECONDER: Beverly Ward
AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward

Status Update

Dean Henson presented the following information to the Board:

- Tammy Griffith and Ashley Gunnin passed the Appraiser 1 test.
- Aron Sutton passed the Appraiser 3 test.
- The field staff has completed their appeals and is starting to pick up new houses.
- The mapping/land department has started dividing land into subdivisions/lots.

Adjournment

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Mickey Rogers

SECONDER: Sanina Moreland

AYES: Charlene Barrow, Mickey Rogers, Sanina Moreland, Beverly Ward



Tax Assessor

To: Board of Tax Assessors
From: Cheri McKinney, Administrative Assistant
Date: November 6, 2024
RE: Update Regarding the Number of 2023 Superior Court Appeals and 2024 Appeals

Issue:

Update Regarding the Number of 2023 Superior Court Appeals and 2024 Appeals

Discussion:

As of November 4, 2024, there are:

- 2023 Superior Court - 1 Appeal
- 2024 Superior Court - 0 Appeals
- Withdrawn - 45 Appeals
- Resolved - 881 Appeals
- Hearing Officer - 11 Appeals
- Board of Equalization - 407 Appeals
- Arbitration - 0 Appeals
- Active - 12 Appeals
- 30 Day - 117

Staff will present any additional changes at the meeting.

Fiscal Impact:

N/A

Recommendation:

N/A



Tax Assessor

To: Board of Tax Assessors
From: Cheri McKinney, Administrative Assistant
Date: November 6, 2024
RE: Request for Non-Disclosure Status

Issue:
Request for Non-Disclosure Status

Discussion:
On October 9, 2024, staff received a request to seal a new property record. At the October 16, 2024, meeting, the Board voted to table the request until the November 6, 2024, meeting and until a warranty deed has been recorded. As of November 4, 2024, the warranty deed has not been recorded.

Fiscal Impact:
N/A

Recommendation:
Staff recommends that the Board consider the request..



Tax Assessor

To: Board of Tax Assessors
From: Cheri McKinney, Administrative Assistant
Date: November 6, 2024
RE: Request for Non-Disclosure Status

Issue:
Request for Non-Disclosure Status

Discussion:
Staff has received a request to seal a new property record.

Fiscal Impact:
N/A

Recommendation:
Staff recommends that the Board consider sealing the owners' property.



Tax Assessor

To: Board of Tax Assessors
From: Cheri McKinney, Administrative Assistant
Date: November 6, 2024
RE: Request to Remove Property from Conservation Use Valuation Assessment (CUVA)

Issue:

Request to Remove Property from Conservation Use Valuation Assessment (CUVA)

Discussion:

Staff received a request from Mr. Adam Rogers to remove Parcel # 089-2101-013 and Parcel # 089-2101-015 property from Conservation Use Valuation Assessment (CUVA).

Fiscal Impact:

N/A

Recommendation:

Staff recommends that the Board consider Mr. Adams request to remove Parcel # 089-2101-013 and Parcel # 089-2101-015 property from Conservation Use Valuation Assessment (CUVA).

I would like to breach the CUVA covenant on parcels 089-2101-013 and 089-2101-015, due to them not being used in an agricultural use and are being developed into Wild Fern Reserve.

~~_____~~ 10/31/24



Tax Assessor

To: Board of Tax Assessors
From: Cheri McKinney, Administrative Assistant
Date: November 6, 2024
RE: Request to Continue/Reinstate Appeal for 25 Quig Youngs Road

Issue:

Request to Continue/Reinstate Appeal for 25 Quig Youngs Road

Discussion:

On October 22, 2024, staff received a request from the JW Clifton Law Firm, LLC to continue/reinstate an appeal for property located at 25 Quig Youngs Road (Parcel # 091-2220-047). According to Mrs. Joanna Greene at Clifton Law Firm, an error was made by their staff regarding dismissal of the appeal.

Fiscal Impact:

N/A

Recommendation:

Staff recommends that the Board consider the request from the JW Clifton Law Firm, LLC to continue/reinstate an appeal for property located at 25 Quig Youngs Road (Parcel # 091-2220-047).

**THE *JWC* CLIFTON
LAW FIRM, LLC**

125 Flat Creek Trail, Suite 120, Fayetteville, GA 30214
Phone (770) 828-7339 • Facsimile (770) 744-3896
Email: james.clifton@cliftonlawfirm.com

James W. Clifton, Esq.*

October 22, 2024

Coweta County Tax Assessor
Board of Assessors

RE: Parcel ID 091 2220 047
Property Address: 25 Quig Youngs Rd
Owner: Joseph W. Griffith

Our office submitted appeals on behalf of quite a few clients this year.

I was instructed to request a dismissal of a property in which the owner's last name is Griffin. I mistakenly requested the dismissal for the above named property in which the owner's last name is Griffith.

This request was made in error, and we would like to respectfully request the appeal for Griffith be continued/reinstated.

Please accept this letter of explanation of my mistake and continue/reinstate the appeal for the above mentioned property.

Sincerely,

Joanna Greene
The Clifton Law Firm, LLC

Joanna@cliftonlawfirm.com
770-828-7339

*Licensed in Georgia, Florida, California, Texas, and the District of Columbia.



Outlook

Fw: Tax Appeal Dismissal Request - Parcel ID 091 2220 047 Property 25 Quig Youngs Rd

From Forsyth, Keith <kforsyth@coweta.ga.us>
Date Wed 10/9/2024 11:35 AM
To Stubbs, Nicholas <nstubbs@coweta.ga.us>

Keith Forsyth

Manager-Residential Division
Appraiser III
Board of Assessors
Coweta County Government

Phone: 770-254-2680 Ext. 8962
Fax: 770-254-2649
Email: kforsyth@coweta.ga.us

37 Perry Street
Newnan, GA 30263
www.cowetatax.com

From: Joanna Greene <joanna@cliftonlawfirm.com>
Sent: Wednesday, October 9, 2024 11:25 AM
To: Forsyth, Keith <kforsyth@coweta.ga.us>
Subject: Tax Appeal Dismissal Request - Parcel ID 091 2220 047 Property 25 Quig Youngs Rd

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Hi Keith,

We would like to request to dismiss this appeal and no longer continue the appeal process.

Parcel ID: 091 2220 047
Property: 25 Quig Youngs Rd
Owner: Griffith

Please confirm receipt and request for dismissal.

Thanks!

Best regards,

Joanna Greene

Paralegal

The Clifton Law Firm, LLC
Licensed in GA, FL, TX, CA, DC &
the U.S. Supreme Court

National Headquarters:

125 Flat Creek Trail, Suite 120

Fayetteville, GA 30214

Phone: (770) 828-7339

Fax: (770) 744-3896

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Tax Assessor

To: Board of Tax Assessors
From: Cheri McKinney, Administrative Assistant
Date: November 6, 2024
RE: Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA)

Issue:

Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA)

Discussion:

Staff is requesting to utilize the updated Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA) schedule for the WinGap System.

Fiscal Impact:

N/A

Recommendation:

Staff recommends that the Board approve use of the updated Anderson Bugg Outboard Service (ABOS) and National Automobile Dealers Association (NADA) schedule for the WinGap System.



Tax Assessor

To: Board of Tax Assessors
From: Cheri McKinney, Administrative Assistant
Date: November 6, 2024
RE: Request Approval/Execution of Account Change Orders (ACO) and Waiver and Releases

Issue:

Request Approval/Execution of Account Change Orders (ACO) and Waiver and Releases

Discussion:

Staff has received requests for ACO's and Waiver and Release forms to be approved/executed by the Board

Fiscal Impact:

N/A

Recommendation:

Staff recommends the Board approve/execute the ACO's and Waiver and Release Forms