



# Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

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## Board Members

Jayne Govar  
Chairman

Lanitra Sandifer Hicks  
Assessor

Kathy J. Jones  
Assessor

Todd A. Hammonds  
Assessor

Trey Carmack  
Vice Chairman

**Chief Appraiser**  
Suzanne Widenhouse

## MINUTES #05-24

**CALL TO ORDER:** Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Monday, February 12, 2024, at 9:00 A.M.

### **PRESENT ARE:**

Chairman Jayne Govar  
Vice Chairman Trey Carmack  
Assessor Lanitra Sandifer Hicks  
Assessor Kathy Jones  
Assessor Todd Hammonds  
Chief Appraiser/Secretary Suzanne Widenhouse  
Recording Secretary Katrina Culpepper

**APPROVAL OF AGENDA:** Vice Chairman Carmack motions to accept agenda with noted change of state issued CUVA values also being presented, along with several other changes. Assessor Jones seconds and the motion carries.

**APPROVAL OF MINUTES:** Vice Chairman Carmack motions to accept minutes as presented. Assessor Jones seconds and the motion carries.

At 9:05, Deputy Chief Appraiser Thomason presents to the Board:

- Map Split # 080 001 083 & 081 022 001 - Signed & Approved.

At 9:07, Chief Appraiser Widenhouse presents for Commercial division to the Board:

- Historic application – denial recommended, does not qualify under requirements – Signed and Approved as a denial.

At 9:10, Chief Appraiser Widenhouse presents to the Board:

- CUVA and FLPA – State issued changes to CUVA and FLPA values. Assessor Sandifer Hicks motions to approve values. Assessor Jones seconds and the motion carries. No vote needed, placed into record.
- Settlement Agreement – Update

*"An Equal Opportunity / Affirmative Action Organization"*

MEMBERS: Georgia Association of Assessing Officials, International Association of Assessing Officials

- CAVEAT 2024 dates have been designated – May 21<sup>st</sup> and May 23
- Homesteads – discussion of pamphlet that Tax Commissioners office mails to new homeowners.
- Discussion of House Bill 1031, HB 264 and Senate Bill 349
- 2022 Triannual Digest Review with DOR – Overall positive review. One area of note: DOR recommends no more than 4000 parcels per field appraiser which would require nine additional staff members.
- Revised Collection letter from Dept of Revenue – Overall sales ratio in compliance, two subsections out of compliance showing undervaluation in Residential and Agriculture. Additional research is needed to determine whether to pursue an appeal. Vice Chairman Carmack motions for Chief Appraiser Widenhouse to pursue an appeal if so needed. Assessor Jones seconds and the motion carries.

Assessor Hammonds motions to excuse Assessor Jones for her requested absence in the Board meetings on Feb 19<sup>th</sup> and Feb 26<sup>th</sup>. Vice Chairman Carmack seconds and the motion carries.

At 10:23, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse  
Chief Appraiser/Secretary

APPROVED: \_\_\_\_\_

MIN# 06 - 24 FEB 26 2024

  
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J. GOVAR  
CHAIRMAN

  
\_\_\_\_\_  
L. SANDIFER HICKS  
ASSESSOR

Absent  
\_\_\_\_\_  
K. JONES  
ASSESSOR

  
\_\_\_\_\_  
T.A. HAMMONDS  
ASSESSOR

  
\_\_\_\_\_  
T. CARMACK  
VICE CHAIRMAN