

EFFINGHAM COUNTY
BOARD OF TAX ASSESSOR SPECIAL CALLED MEETING
June 25, 2025 10:30 AM
Minutes

I. Call to Order

The June 25, 2025, Special Called Meeting was Called to Order at 10:33am.

II. Staff Present

Chief Appraiser Mr. Neal Groover, Senior Appraiser Mrs. Jennifer Keyes, Ms. Christine Sarna, and Ms. Heather McKenzie are present.

PRESENT

Chairman Larry Brad Green

Vice-Chairman Gussie Nease

Mrs. Janis Bevill

Mrs. Traci Wells

ABSENT

Mr. Scott Morgan

III. Agenda Approval

After a brief discussion the Agenda was approved.

Motion made by Vice-Chairman Gussie Nease, Seconded by Mrs. Traci Wells.

Voting Yea: Chairman Larry Brad Green, Mrs. Janis Bevill

IV. Approval of Minutes

1. June 2, 2025, Regular Session Minutes

The June 2, 2025, Regular Session Minutes were tabled.

Motion made by Mrs. Janis Bevill, Seconded by Vice-Chairman Gussie Nease.

Voting Yea: Chairman Larry Brad Green, Mrs. Traci Wells

V. Consent Agenda

1. June 25th, 2025, Errors and Releases

After a discussion, the Errors and Releases were approved.

Motion made by Vice-Chairman Gussie Nease, Seconded by Mrs. Traci Wells.

Voting Yea: Chairman Larry Brad Green, Mrs. Janis Bevill

VI. New Business

1. Cuva Continuations/New Owners

The CUVA Continuations were approved after a brief discussion.

Motion made by Vice-Chairman Gussie Nease, Seconded by Mrs. Traci Wells.

Voting Yea: Chairman Larry Brad Green, Mrs. Janis Bevill

2. FLPA Subsequently Acquired

The Subsequently Acquired FLPAs were approved.

Motion made by Mrs. Traci Wells, Seconded by Mrs. Janis Bevill.

Voting Yea: Chairman Larry Brad Green, Vice-Chairman Gussie Nease

3. Cuva New Approvals

The New CUVA was approved.

Motion made by Chairman Larry Brad Green, Seconded by Vice-Chairman Gussie Nease.

Voting Yea: Mrs. Traci Wells

Voting Abstaining: Mrs. Janis Bevill

4. Cuva Breach Without Penalty

The CUVA Breaches without penalty were approved after a brief discussion.

Motion made by Chairman Larry Brad Green, Seconded by Mrs. Traci Wells.

Voting Yea: Vice-Chairman Gussie Nease, Mrs. Janis Bevill

5. June 25, 2025, Homestead Approvals

The Homestead Approvals were approved.

Motion made by Mrs. Janis Bevill, Seconded by Mrs. Traci Wells.

Voting Yea: Chairman Larry Brad Green, Vice-Chairman Gussie Nease

6. June 25, 2025, Homestead Denials

The June 25, 2025, Homestead Denials were approved.

Motion made by Chairman Larry Brad Green, Seconded by Mrs. Traci Wells.

Voting Yea: Vice-Chairman Gussie Nease, Mrs. Janis Bevill

7. 2025 Carter Burns Report

After a discussion with Senior Appraiser Mrs. Jennifer Keyes, the Carter Burns Report was approved.

Motion made by Mrs. Traci Wells, Seconded by Mrs. Janis Bevill.

Voting Yea: Chairman Larry Brad Green, Vice-Chairman Gussie Nease

8. Personal Property Assessment Notice List

After a discussion, the Personal Property Assessment Notice List was approved.

Motion made by Mrs. Traci Wells, Seconded by Vice-Chairman Gussie Nease.

Voting Yea: Chairman Larry Brad Green, Mrs. Janis Bevill

9. 2025 Real Property Assessment Listing

After Vice Chairman Mrs. Gussie Nease expressed concern with the values of swamp/wetland properties, the 2025 Real Property Assessment Listing was approved.

Motion made by Mrs. Traci Wells, Seconded by Mrs. Janis Bevill.

Voting Yea: Chairman Larry Brad Green, Vice-Chairman Gussie Nease

VII. Adjournment

The meeting was adjourned at 11:28 am.

Motion made by Vice-Chairman Gussie Nease, Seconded by Mrs. Traci Wells.

Voting Yea: Chairman Larry Brad Green, Mrs. Janis Bevill