

EFFINGHAM COUNTY
BOARD OF TAX ASSESSOR SPECIAL CALLED
May 26, 2026 2:30 PM
Minutes

I. Call to Order

The May 26, 2026, Special Called Meeting was Called to Order at 2:31pm.

II. Invocation

Vice-Chairman Mrs. Janis Bevill gave the Invocation.

III. Staff Present

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

PRESENT

Vice-Chairman Janis Bevill

Mr. Scott Morgan

Mrs. Traci Wells

ABSENT

Chairman Gussie Nease

IV. Agenda Approval

After a brief discussion, the Agenda was approved.

Motion made by Mr. Scott Morgan, Seconded by Mrs. Traci Wells.

Voting Yea: Vice-Chairman Janis Bevill

V. Approval of Minutes

1. May 4, 2026, Workshop Minutes

The May 4, 2026, Workshop Minutes were approved.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.

Voting Yea: Vice-Chairman Janis Bevill

2. May 4, 2026, Regular Session Minutes

The May 4, 2026, Regular Session Minutes were approved after a brief discussion.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.

Voting Yea: Vice-Chairman Janis Bevill

VI. Consent Agenda

1. May 26, 2026, Errors and Releases

After a brief discussion, the May 26, 2026, Errors and Releases were approved.

Motion made by Mr. Scott Morgan, Seconded by Mrs. Traci Wells.

Voting Yea: Vice-Chairman Janis Bevill

VII. New Business

1. 45 Day Appeal/Final Breach

After a discussion with Ms. Christine Sarna, the 45-Day Final Breach was approved.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.
Voting Yea: Vice-Chairman Janis Bevell

2. Cuva Breaches Without Penalty

The CUVA Breaches without penalty were approved.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.
Voting Yea: Vice-Chairman Janis Bevell

3. Cuva Continuations

The CUVA Continuations were approved.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.
Voting Yea: Vice-Chairman Janis Bevell

4. Cuva Denials

The CUVA Denials were approved after a brief discussion with Ms. Christine Sarna.

Motion made by Mrs. Traci Wells, Seconded by Vice-Chairman Janis Bevell.
Voting Yea: Mr. Scott Morgan

5. Cuva New Approvals

The CUVA New Approval was approved after a discussion with Ms. Christine Sarna.

Motion made by Mr. Scott Morgan, Seconded by Mrs. Traci Wells.
Voting Yea: Vice-Chairman Janis Bevell

6. Freeport Application for Approval

After a discussion with Senior Appraiser Mrs. Danielle Geidel, the Freeport Application was approved.

Motion made by Mr. Scott Morgan, Seconded by Mrs. Traci Wells.
Voting Yea: Vice-Chairman Janis Bevell

7. Freeport Application for Denial

Senior Appraiser Mrs. Danielle Giedel discussed the Freeport Denial. After the discussion, the Freeport Denial was approved.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.
Voting Yea: Vice-Chairman Janis Bevell

8. 2026 Personal Property Assessment Notices for approval

The 2026 Personal Property Assessment Notices were approved after a discussion.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.
Voting Yea: Vice-Chairman Janis Bevell

9. Real Property Assessment Notices

After a discussion, the 2026 Real Property Assessment Notices were approved.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.
Voting Yea: Vice-Chairman Janis Bevell

10. Carter Burns Homestead Values

Senior Appraiser Mrs. Jennifer Keyes and Chief Appraiser Mrs. Neal Groover discussed the Carter Burns Homestead Values. After the discussion, the Carter Burns Values were approved.

Motion made by Mrs. Traci Wells, Seconded by Vice-Chairman Janis Bevell.
Voting Yea: Mr. Scott Morgan

11. May 26, 2026, Homestead Approvals

The May 26, 2026, Homestead approvals were approved.

Motion made by Mr. Scott Morgan, Seconded by Mrs. Traci Wells.

Voting Yea: Vice-Chairman Janis Beville

12. May 26, 2026, Homestead Denials

The May 26, 2026, Homestead Denials were approved.

Motion made by Mrs. Traci Wells, Seconded by Vice-Chairman Janis Beville.

Voting Yea: Mr. Scott Morgan

VIII. Staff Report

Chief Appraiser Mr. Neal Groover discussed the Staff Report.

IX. Adjournment

The May 26, 2026, Special Called Meeting was adjourned at 3:22pm.

Motion made by Mrs. Traci Wells, Seconded by Mr. Scott Morgan.

Voting Yea: Vice-Chairman Janis Beville