

Lumpkin County Board of Assessors

99 Courthouse Hill, Suite C

Dahlonega, GA 30533

(706) 864-2433

REGULAR MEETING MINUTES LUMPKIN COUNTY ADMINISTRATION BUILDING

April 8, 2025

9:00 a.m.

Assessors present: Robert Pullen, Daniel Bosanko, Deborah Armstrong, and Mickey Clark. Jill Holman was absent. Also present: Danny Ziemer, Katie Sanders, and Erika Vargas from the Assessor's office.

The meeting was called to order by Chairman Pullen at 9:04 a.m. in the conference room of the Lumpkin County Administration Building, 99 Courthouse Hill, Dahlonega, GA 30533.

Minutes of the March 11, 2025 meeting: Motion to approve was made by Ms. Armstrong with a second by Mr. Clark. Voted 4-0 in favor.

Old Business: None

New Business:

ACO Report: After the Board reviewed the report Mr. Bosanko made a motion to approve and Mr. Clark seconded. Board voted 4-0 in favor.

Homestead Exemptions: Motion to approve was made by Mr. Clark with a second by Ms. Armstrong. Voted 4-0 in favor.

Veterans Exemption: Barrett, Lori – Boyce, Patrick – House, Everett – Klaric, Gary – Osterloh, Martin Dale – Stevens, Tradd – Wycoff, David: After review of documentation Mr. Bosanko made a motion to approve all applications en masse and Mr. Clark seconded. Voted 4-0 in favor.

Disability Exemption: Briley, Leisa Denise – Chester, Billie Kathleen – Fortenberry, Samuel – McClure, Mark – Mitchem, Carlos: After review of submitted documentation Mr. Clark made a motion to approve all applications and Ms. Armstrong seconded. 4-0 in favor.



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Exempt Property Applications: Northeast Georgia Health System, Inc – The Branch Baptist Church, Inc.: On motion by Ms. Armstrong and seconded by Mr. Bosanko the Board voted to approve 4-0.

CUVA Applications: Ms. Vargas presented the Board a list of applications for review. On motion by Mr. Clark and seconded by Mr. Bosanko the Board voted to approve 4-0.

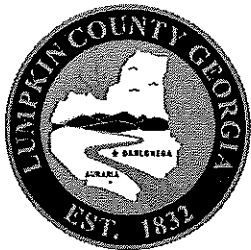
Mr. Ziemer gave the Board a handout with an overview of HB581 and how it affects the procedures of the Assessors office. The Governor signed HB92 on April 2nd which helped clarify some points of the original bill. A copy of the overview is to be placed in the minutes. HB581 created a state-wide “floating” homestead. Any existing homestead exemptions will automatically receive benefit of the new one.

Mr. Ziemer explained some of the changes to the assessment notices. Each taxing entity must provide the Assessors office with an estimated rollback rate 15 days prior to mailing in order to be printed on the notice. Failure to do so will result in a tax estimate using the previous year’s millage rate printed for that entity. The software company has been diligently working on getting the programming in place for the notices. Several updates have been issued and Mr. Ziemer expects at least one more before they are ready for the counties.

The Board inquired about the additional work HB581 will create for the office staff. Mr. Ziemer said that the administrative side would have additional responsibilities gathering the information prior to mailing of notices. He also stated that it was reiterated in the bill that every property shall be reviewed once every three years. This opened discussion about staffing and the request for an additional appraiser for the 2026 budget.

Mr. Ziemer presented the Board with a staff analysis he prepared to go with the 2026 budget requesting an additional appraiser. The Board reviewed and made suggestions how to better illustrate the need for the position as well as data analysis to support the request.

Mr. Ziemer passed out the current ratios for each digest class. He showed the “before” ratio from the beginning of the review and verification process along with a ratio with suggested updates to some schedules. A copy to be placed in the



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minutes for recording. The main area identified for update was the rural land schedules and a small update to the residential improvement schedules. On motion by Mr. Clark with a second by Mr. Bosanko the Board approved the updates 4-0.

With no further business a motion to adjourn was made by Ms. Armstrong and a second was made by Mr. Clark. Voted to adjourn at 10:17 a.m. 4-0.

Robert Pullen, Chairman

Daniel Bosanko, Vice-Chairman

Deborah Armstrong, Member

Mickey Clark, Member

Jill Holman, Member