

Lumpkin County Board of Assessors
99 Courthouse Hill, Suite C
Dahlonega, GA 30533
(706) 864-2433

REGULAR MEETING MINUTES
LUMPKIN COUNTY ADMINISTRATION BUILDING

May 13, 2025
9:00 a.m.

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

The meeting was called to order by Chairman Pullen at 9:05 a.m. in the conference room of the Lumpkin County Administration Building, 99 Courthouse Hill, Dahlonega, GA 30533.

Minutes of the April 8, 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:

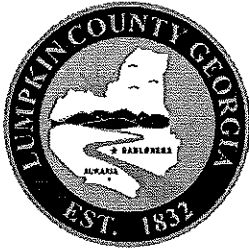
ACO Report: After the Board reviewed the report Ms. Armstrong made a motion to approve and Ms. Holman seconded. Board voted 4-0 in favor.

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

Veterans Exemption: Baird, Cole – Mickle, Alicia – Osmon, Harold E Jr – Thomas, Christopher M: After reviewing documents provided Mr. Clark made a motion to approve all applications and Ms. Armstrong seconded. Voted 4-0 in favor.

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

CUVA Removal/Breach: Dyer, GK & Brenda – 091-138 – 2018) Ms. Vargas presented the Board an owner's request to remove a parcel from the CUVA program. After



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discussion Ms. Armstrong made a motion to approve and Ms. Holman seconded. Board voted 4-0 in favor.

Mr. Ziemer informed the Board that he, Mr. Pullen, and Katie Sanders would be attending the CAVEAT (Current Ad Valorem Edicts and Trends) Conference in Athens next week (May 20th - May 22nd). Most of the discussions and round tables will center around the HB581 changes to property tax law and how it is to be implemented at the local levels.

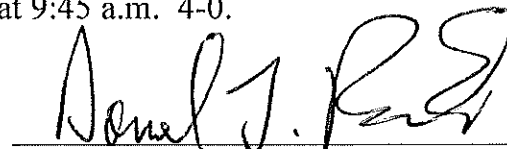
Mr. Ziemer presented the Board the final ratio. The overall ratio went from .3501 to .3910. All classes of property are at proper levels of assessment along with the COD and PRD falling within allowable statistical guidelines for the year.

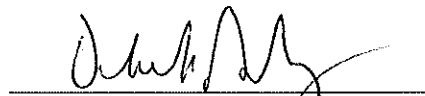
Mr. Ziemer updated the Board about the 2025 Digest. The increase from the 2024 digest is about 8.9%. Of that, 72% is inflationary growth stemming from revaluations and updating schedules. 28% is real growth which comes from new construction, new subdivisions, etc.

Mr. Ziemer informed the Board that he has been receiving updates from the WinGap appraisal software company to implement the changes brought on by HB581. He feels that the system should be in place and all data edit reports reviewed by the end of the week. He requested the Board approve sending the Notice of Assessments on May 16th or May 19th providing the programming was working properly. On motion by Mr. Clark and seconded by Ms. Armstrong the Board voted in favor of sending the notices 4-0.

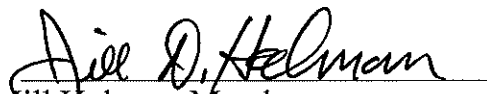
With no further business a motion to adjourn was made by Mr. Clark and a second was made by Ms. Armstrong. Voted to adjourn at 9:45 a.m. 4-0.


Robert Pullen, Chairman


Daniel Bosanko, Vice-Chairman


Deborah Armstrong, Member


Mickey Clark, Member


Jill Holman, Member