



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

REGULAR MEETING MINUTES
LUMPKIN COUNTY ADMINISTRATION BUILDING

August 12, 2025
9:00 a.m.

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

The meeting was called to order by Chairman Pullen at 9:07 a.m. in the conference room of the Lumpkin County Administration Building, 99 Courthouse Hill, Dahlonega, GA 30533.

Minutes of the July 8, 2025 meeting: Ms. Armstrong made a motion and Mr. Bosanko seconded. Voted 5-0 in favor

Old Business: None

New Business:

ACO Report: None

Homestead Exemptions: Motion to approve was made by Ms. Holman with a second by Mr. Clark. Voted 5-0 in favor.

Veterans Exemption: McMinn, Kyle – Neal, Samuel F – Revord, Cameron: After reviewing documents provided Mr. Clark made a motion to approve the applications and Ms. Armstrong seconded. Voted 5-0 in favor.

CUVA Removal/Breach: Rice, Maureen – 075-122 – 34.74 acres: Ms. Vargas presented the Board with the taxpayer's request to withdraw from the program in order to sell a portion of the property. Mr. Bosanko made a motion to approve and Ms. Holman seconded. Board voted in favor 5-0.

Mr. Ziemer informed the Board that the Digest had been turned over to the Tax Commissioner on July 15th. The software company that the Tax Commissioner uses has



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the numbers but is having difficulties balancing to our numbers. The main area of comparison is the exemptions. Mr. Ziemer has had representatives from WinGap review our data a couple of times and has been assured that the issue is not on the Assessors side. This causes the Board of Commissioners, the Board of Education, and the City of Dahlonega to have a delay in advertising the 5-year history and roll-back forms in the local paper.

Mr. Ziemer told the Board he would like to add a notice to the QPublic website that would pop up prior to accessing the online records. He feels it would be helpful in educating the public about the field appraisers performing on-site visits when a sale occurs, an area is under review, or if a permit is obtained for a property. He added that a similar notice is already on the county webpage and is printed on building permits.

Mr. Ziemer updated the Board on the 2025 notices. The first round of Board of Equalization hearings will be held on August 14th and August 21st with 20 appeals scheduled for each day. There will be one more day for hearings sometime in September.

Mr. Ziemer told the Board that the 2024 Equalized Ratio Study had been received just prior to the meeting. The ratio for Lumpkin County is 39.95.

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 9:37 a.m. 5-0.

Robert Pullen, Chairman

Daniel Bosanko, Vice-Chairman

Deborah Armstrong, Member

Jill Holman, Member

Mickey Clark, Member