



Lumpkin County Board of Assessors

99 Courthouse Hill, Suite C

Dahlonega, GA 30533

(706) 864-2433

REGULAR MEETING MINUTES LUMPKIN COUNTY ADMINISTRATION BUILDING

September 9, 2025

9:00 a.m.

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

The meeting was called to order by Chairman Pullen at 9:12 a.m. in the conference room of the Lumpkin County Administration Building, 99 Courthouse Hill, Dahlonega, GA 30533.

Minutes of the August 12, 2025 meeting: Ms. Armstrong made a motion and Mr. Bosanko seconded. Voted 4-0 in favor

Old Business: None

New Business:

ACO Report: Motion to approve was made by Ms. Holman with a second by Mr. Bosanko. Voted 4-0 in favor.

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

Veterans Exemption: Collins, David J – Davis, Leonard – Head, Dillard Lloyd – McHan, Mark: After reviewing documents provided Ms. Armstrong made a motion to approve all applications and Ms. Hollman seconded. Voted 4-0 in favor.

Ms. Sanders updated the Board on the 2025 Appeals. The remaining Board of Equalization hearings will be October 3rd. This includes reschedules from the previous hearing dates. Of the hearings already held the BOE has sided with the county on each count. However, 4 taxpayers have indicated they wish to appeal on to Superior Court. Settlement hearings will be held with each of them prior to filing with the Clerk of Court.



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Ms. Sanders informed the Board that she and Mr. Ziemer would be attending the yearly WinGap conference in Savannah September 30th thru October 3rd. Now that a full tax cycle has been completed there will be additional instruction and guidance for the HB581 implementation as well as other seminars covering software updates.

Ms. Sanders told the Board the 2025 Digest had been given to the Tax Commissioner on time, but their software company had issues getting the data imported and balanced. The area out of balance is the FSW (floating homestead) numbers. WinGap reviewed our files a few times and found no issues with our data. Gregg Reese of WinGap compared our data against their data and created a spreadsheet showing the accounts with the difference. The spreadsheet included each account/parcel number and the correct exemption value.

Ms. Sanders told the Board that the Tax Commissioner indicated he could adjust the exemption amount for each affected account with an ACO from our office. Ms. Sanders and the Chief Appraiser discussed this and feel that would indicate the error stemmed from the Assessors office. Instead, a memo with the spreadsheet attached showing Parcel numbers and the correct FSW exemption amounts could be given to the Tax Commissioner prior to the tax bills being mailed. The Board agreed and requested to see the memo at the October meeting in order to add it along with the spreadsheet to the October minutes.

With no further business a motion to adjourn was made by Ms. Armstrong and a second was made by Ms. Hollman. Voted to adjourn at 9:39 a.m. 4-0.

Robert Pullen, Chairman

Daniel Bosanko, Vice-Chairman

Deborah Armstrong, Member

Mickey Clark, Member

Jill Holman, Member