

Lumpkin County Board of Assessors

99 Courthouse Hill, Suite C
Dahlonega, GA 30533
(706) 864-2433

REGULAR MEETING MINUTES LUMPKIN COUNTY ADMINISTRATION BUILDING

November 18, 2025

9:00 a.m.

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

The meeting was called to order by Chairman Pullen at 9:02 a.m. in the conference room of the Lumpkin County Administration Building, 99 Courthouse Hill, Dahlonega, GA 30533.

Minutes of the October 14, 2025 meeting: Mr. Clark made a motion to approve and Ms. Armstrong seconded. Voted 4-0 in favor

Old Business: None

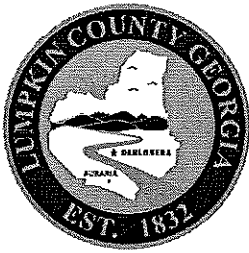
New Business:

ACO Report: After reviewing the report, a motion to approve was made by Ms. Armstrong with a second by Ms. Holman. Voted 4-0 in favor.

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

Veterans Exemption: Brown, Carson James – Chuvala, Robert Dean – Herbert, Andrew B – Jacob, George – Martin, Jason – Price, Marshall – Proctor, Dustin Keith – Pusateri, Troy – Robinson, Joseph Manuel – Thornton, Joseph D Jr – Worley, Patricia A: After reviewing each application and supporting documentation Ms. Holman made a motion to approve all applications and Mr. Clark seconded. Voted 4-0 in favor.

2026 ABOS Schedules: On motion by Mr. Clark and seconded by Ms. Armstrong the Board approved implementation of the updated schedules. 4-0 in favor.



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2026 NADA Schedules: On motion by Ms. Armstrong and seconded by Ms. Holman the Board approved implementing the updated schedules for manufactured housing in the system. Voted 4-0 in favor.

2026 DNR List: On motion by Ms. Holman and seconded by Mr. Clark the Board voted to table until the December meeting. 4-0 in favor.

Mr. Ziemer updated the Board on 2025 appeals. There were 5 settlement conferences held with taxpayers who were unsatisfied with their Board of Equalization decisions and had indicated continuing the appeal to Superior Court. Mr. Ziemer said that each taxpayer attended the conferences and an agreement of valuation was reached in all five cases. This finalized the 2025 appeals.

Mr. Ziemer told the Board that he has double checked several tax bills on the Tax Commissioner's website to verify the new FSW exemption was being figured correctly. He looked at several that were previously flagged as not calculating accurately. As far as he has found the bills are correct and any small discrepancies appear to be in the favor of the taxpayer.

Mr. Ziemer informed the Board that the Department of Revenue had not released the public utility assessments for this year. As soon as the paperwork arrives, he will mail out the notices. He anticipates most seeing an increase as the county continues to need more utilities as it grows. The information should be ready in time for the December meeting.

Mr. Ziemer reminded the Board Members that the December meeting is the 3rd Tuesday which would be the 16th.

The Board entered into an Executive Session in order to discuss personnel matters at 9:53 a.m. They exited back to the Regular Session at 10:06.



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With no further business a motion to adjourn was made by Ms. Holman and a second was made by Mr. Clark. Voted to adjourn at 10:08 a.m. 4-0.

Robert Pullen, Chairman

Daniel Bosanko, Vice-Chairman



Deborah Armstrong, Member



Mickey Clark, Member



Jill Holman, Member

