

Lumpkin County Board of Assessors

99 Courthouse Hill, Suite C

Dahlonega, GA 30533

(706) 864-2433

REGULAR MEETING MINUTES LUMPKIN COUNTY ADMINISTRATION BUILDING

March 10, 2026

9:00 a.m.

Assessors present: Deborah Armstrong, Daniel Bosanko, Mickey Clark, and Lee Gaddis. Jill Holman was absent. Also present: Danny Ziemer, Katie Sanders, and Erika Vargas from the Assessor's office, Alan Ours, County Manager, and Katherine James, Lumpkin County resident.

The meeting was called to order by Chairman Armstrong at 9:03 a.m. in the conference room of the Lumpkin County Administration Building, 99 Courthouse Hill, Dahlonega, GA 30533.

Minutes of the February 10, 2026 meeting: Mr. Gaddis made a motion to approve and Mr. Bosanko seconded. Voted 4-0 in favor

Old Business: None

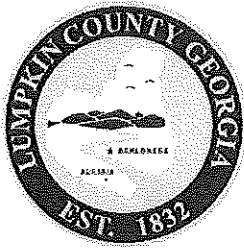
New Business:

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

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

Veterans Exemption: *Upton Abercrombie, James P Dorsey, Brian Gunter, Paul R Johnson, Frank Park Jr, Raymond Polk:* After reviewing applications and supporting documents Mr. Clark made a motion to approve as presented and Mr. Gaddis seconded. Voted 4-0 in favor.

Disability Exemptions: *Chris Poppiti, Leah T Williams:* After review of documentation a motion to approve as presented was made by Mr. Bosanko and seconded by Mr. Gaddis. 4-0 in favor.



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CUVA Applications: Ms. Vargas presented the Board with a list of applications for new and continuation covenants. She answered any questions and recommended approval for all listed. On motion by Mr. Gaddis and seconded by Mr. Bosanko the Board voted in favor 4-0.

CUVA Breach: *Dennis & Thomas Ivy (036-015 – 105.14 acres) & Archie Lee (041-010 – 50.73 acres)* Ms. Vargas presented the Board with two requests to remove property from the CUVA program. The owners are planning to sell and the purchasers do not wish to continue the covenant. Mr. Bosanko made a motion to approve removal and forward the information to the Tax Commissioner and Mr. Gaddis seconded. 4-0 in favor.

CUVA/FLPA Values: Mr. Ziemer presented the Board with the Department of Revenue's values for each land classification of the CUVA and FLPA program. Each year the values are approved at the state level for each district and then implemented at the county level. On motion by Mr. Clark and seconded by Mr. Bosanko the Board approved updating WinGap with the new values for 2026. 4-0 in favor

Mr. Ziemer updated the Board on legislative activity in the state houses. Crossover day, which is the halfway point of the legislative year, has passed and several bills pertaining to property tax carried over. Some highlights are:

HB1116 has been modified and probably will continue to be modified as it travels between floors. Currently it focuses mainly on sales tax, LOST taxes, and budgets for the governing authority.

HB275/SB566 are very similar and address simplifying the assessment notices as well as adding notice to the property owner of liability of claiming exemptions they are not qualified for. Mr. Ziemer informed the Board that if this passes there is a likelihood that notices would be delayed again this year while the Department of Revenue created the standardized forms for every county and then WinGap would need to program the changes into the assessment software. If this doesn't cause a problem then he anticipates sending notices the first week of May.

SB306 requires county tax assessors to notify (CUVA) and bona fide residential transitional property recipients via certified mail of the impending expiration of their conservation use valuation. Currently the law only requires first class mail.



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Changing to certified would not only cost an additional 1500-2500 in postage but the staff hours would be a week or more for the paperwork.

SB382 repeals the option for local governments to opt out of the HB 581 floating homestead exemption. Mr. Ziemer informed the Board that he will continue to keep an eye on all the bills as they move forward and are amended.

Mr. Ziemer informed the Board that the Department of Revenue released the 2026 CPI of 2.7% and he will be adding it to the system. He anticipates bringing recommendations to the April meeting for table/schedule updates for 2026.

With no further business a motion to adjourn was made by Mr. Clark and a second was made by Mr. Gaddis. Voted to adjourn at 9:51 a.m. 5-0.

Deborah Armstrong, Chairperson

Daniel Bosanko, Vice-Chairperson

Jill Holman, Member

Mickey Clark, Member

Lee Gaddis, Member