

Putnam County Board of Tax Assessors

Regular Meeting Minutes

January 13, 2026

Call to Order

The regular meeting of the Putnam County Board of Tax Assessors was called to order at **3:01 p.m.** on Tuesday, January 13, 2026, in the Tax Assessors Office by Chief Appraiser **Chuck Anglin**.

Roll Call

Members Present:

- Shelby Storey
- Shona Bales
- Virginia Daley
- John Richter
- Evan Reese

Also Present:

- Shelby Young
- Chuck Anglin
- Paula Spivey
- Lois Rickard
- Clyde Rickard

A quorum was present.

Election of Officers (2026)

The Chair opened the floor for nominations for the election of officers for 2026.

- **Chairman:** John Richter moved to elect **Shelby Storey** as Chairman. The motion was seconded by Evan Reese and carried unanimously.
- **Vice Chairman:** Shona Bales moved to elect **John Richter** as Vice Chairman. The motion was seconded by Virginia Daley and carried unanimously.
- **Secretary:** John Richter moved to elect **Shelby Young** as Secretary. The motion was seconded by Evan Reese and carried unanimously.

Approval of Minutes

Virginia Daley moved to approve the minutes of the **December 9, 2025 regular meeting** as presented. The motion was seconded by Evan Reese and carried unanimously.

Old Business

2025 Public Utility Values

Chief Appraiser Anglin submitted the **2025 Public Utility Values** for Board review.

Evan Reese moved to approve the values and authorize the mailing of notices. The motion was seconded by John Richter and carried unanimously. Copies of fourteen (14) notices and one (1) approval form are attached to these minutes.

New Business

Settlement Conference – Parcel #103C-163

Lois and Clyde Rickard presented a settlement offer of **\$394 per square foot**.

Virginia Daley moved to deny the settlement offer. The motion was seconded by Shona Bales and carried unanimously. The matter will be forwarded to Superior Court. Supporting documentation and letter mailed to the taxpayer is attached.

Appeal Waiver & Release

Chief Appraiser Anglin presented one (1) Appeal Waiver & Release.

John Richter moved to approve the withdrawal request for the appeal on **Parcel #102D-034**, resolving the appeal with **299C applied**. The motion was seconded by Shona Bales and carried unanimously. A copy of the signed release is attached.

Disabled Veteran Homestead Exemption

Chief Appraiser Anglin presented one (1) application for a **100% Disabled Veteran Homestead Exemption**.

John Richter moved to approve the **F5 exemption** for tax years **2023, 2024, and 2025** on **Parcel #056A-005**. The motion was seconded by Virginia Daley and carried unanimously. A copy of the notification letter mailed to the taxpayer is attached.

TrueRoll Flags – Homestead Reinstatement

The Board reviewed one (1) homestead exemption previously removed due to TrueRoll flags.

Based on new information provided, John Richter moved to reinstate the homestead exemption on **Parcel #E002-112**. The motion was seconded by Virginia Daley and carried unanimously. Supporting documentation is attached.

2026 Pricing Schedules

Chief Appraiser Anglin submitted the **2026 Residential and Mobile Home Pricing Schedules**.

- John Richter moved to approve the **Residential Pricing Schedule**. The motion was seconded by Evan Reese and carried unanimously.
- Shona Bales moved to approve the **Mobile Home Pricing Schedule**. The motion was seconded by Virginia Daley and carried unanimously.

Copies of the approved schedules are attached (nine (9) pages residential; two (2) pages mobile home).

Conservation Use Breach Requests

Parcel #036-004: Correspondence was reviewed regarding a request to remove property from conservation use due to the owner's age. This constitutes a breach without penalty. Shona Bales moved to approve the removal from conservation use without penalty. The motion was seconded by Evan Reese and carried unanimously. Four (4) documents were added to the minutes. Copies of the correspondence are attached.

Parcels #075-017 and #068-030: Correspondence was reviewed regarding breaches of conservation use due to the owners' deaths. These constitute breaches without penalty. John Richter moved to approve the removal from conservation use without penalty for both parcels. The motion was seconded by Evan Reese and carried unanimously. Two (2) documents were added to the minutes for each parcel. Copies of the correspondence are attached.

Reports

Chief Appraiser Anglin reported that there are **no updates on appeals to Superior Court** at this time.

For informational purposes, Chief Appraiser Anglin advised the Board that the **100% Disabled Veteran Homestead Exemption amount has increased for tax year 2026**.

Announcements

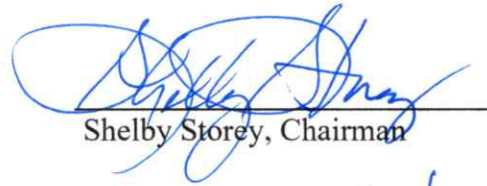
The next regular meeting of the Board is scheduled for **Tuesday, February 10, 2026, at 3:00 p.m.**

Adjournment

There being no further business, John Richter moved to adjourn the meeting. The motion was seconded by Shona Bales and carried unanimously. The meeting adjourned at **3:51 p.m.**

Submitted for approval:


Shelby Young
Secretary


Shelby Storey, Chairman

Date Approved 2/10/24