

Putnam County Board of Tax Assessors – Minutes – May 13, 2025

Members Present: Shelby Storey, Shona Bales, Virginia Daley, Evan Reese, John Richter
Also Present: Paula Spivey, Chuck Anglin

The Putnam County Board of Tax Assessors held a regular business meeting on Tuesday, May 13, 2025, in the Tax Assessors office. Chairman Shelby Storey called the meeting to order at 3:01pm.

Minutes from both meetings in April were submitted to the board for review. In a motion made by Daley, seconded by Richter, the minutes from April 8, 2025 regular business meeting were unanimously approved. In a motion made by Bales, seconded by Daley, the minutes from April 29, 2025 special-called meeting were also unanimously approved.

Chief Appraiser Anglin presented the 2025 Real Property Values indicating an increase of 10.14% over last year's values. In a motion made by Richter and seconded by Reese, the board unanimously approved these values (404 pages available for review in Chief Appraiser's office). In a motion made by Reese and seconded by Richter, the board approved the mailing of 17,196 Real Property Notices of Assessment scheduled for Friday, May 23, 2025. Copy of last page of this report signed by Chairman Storey attached in minutes.

Items c & d under Old Business were tabled until our next meeting.

Mr. Anglin provided hand-outs containing the 2025 beginning and ending ratios to the board for comparison. In a motion made by Daley and seconded by Bales, the board unanimously approved the 2025 final ratios (2-page hand-out attached in minutes).

In other business, Mr. Anglin advised the board that a homestead application approved in our last meeting needs further review. In a motion made by Reese and seconded by Richter, the board rescinded approval of homestead exemption for parcel #107-028-001, and thereby denied exemption based on the house being only 70% complete as of January 1, 2025. In a motion made by Bales and seconded by Daley, the board approved removal of homestead exemption on parcel #086C-024 due to death of the taxpayer in 2024, reported by homestead monitoring service TrueRoll. Copy of letter sent to estate of taxpayer attached in minutes.

Mr. Anglin submitted homestead applications for 100% disabled veterans to the board. In a motion made by Richter and seconded by Reese, the board unanimously approved S5 exemption for parcel #064-001-018, retroactive to 2024. In a motion made by Bales and seconded by Daley, the board unanimously approved S5 exemption for parcel #075-042, also retroactive to 2024. Copies of letters sent to taxpayers attached in minutes.

Mr. Anglin updated the board on potential CUVA breaches. In a motion made by Daley and seconded by Reese, the board approved sending an intent to breach letter on parcel #035-001, which is still pending receipt of information on the LLC. In a motion made by Bales and seconded by Richter, the board approved remailing an intent to breach letter to a different address for parcel #065-022 due to the first letter being returned as undeliverable. In a motion by Reese, seconded by Daley, CUVA application for parcel #044-005 was unanimously approved after receipt of a new application signed in the correct place.

Special-called meeting scheduled for Wednesday, May 28, 2025, at 4:00pm. There being no other business, meeting adjourned at 3:29pm in a motion by Richter, seconded by Bales.

Submitted for approval:


Paula Spivey
Secretary


Shelby Storey, Chairman
Date Approved 6-9-2025

Putnam County Board of Tax Assessors – Minutes – May 28, 2025

Members Present: Shelby Storey, Shona Bales, Virginia Daley, Evan Reese, John Richter

Also Present: Paula Spivey, Chuck Anglin

The Putnam County Board of Tax Assessors held a special-called meeting on Wednesday, May 28, 2025, in the Tax Assessors office. Chairman Shelby Storey called the meeting to order at 4:03pm.

Chief Appraiser Anglin presented the 2025 Personal Property Values to the board, indicating an increase of 21.32% over last year's values. In a motion made by Bales and seconded by Daley, the board unanimously approved these values. In a motion made by Richter and seconded by Reese, the board approved the mailing of 2380 Personal Property Notices of Assessment scheduled for Thursday, May 29, 2025 (54-page report available for review in Tax Assessors office and copy of final approval page attached in minutes).

In other business, Mr. Anglin updated the board on a 2024 appeal on parcel #123C-039. The property owner has requested settlement in the form of a locked-in value for the next three years. After some discussion, and in a motion made by Reese, seconded by Richter, the board unanimously approved a normal 299C lock-in for years 2024, 2025, and 2026.

Mr. Anglin submitted the results of seven (7) investigative reports conducted by our new homestead auditing service, TrueRoll. In a motion made by Bales and seconded by Reese, the board rescinded previous approval of homestead exemption on parcel #119C-073, thereby denying exemption based on new evidence showing homestead exemption in another state. In a motion made by Richter and seconded by Daley, the board removed homestead exemption on the following six (6) parcels for reasons cited:

#057C-280 (Conflicts in motor vehicle registration & voter registration)

#088B-046 (Both taxpayers deceased)

#088B-078 (Change of address/Conflicts in motor vehicle registration & voter registration for both taxpayers)

#088B-185 (Applicant deceased in 2016/co-owner residing & claiming homestead in Bibb Co)

#115A-014 (Conflicts in mailing address & voter registration)

#E006-563 (Conflicts in motor vehicle registration & voter registration – shows a different Putnam Co address, also owned by taxpayer)

Copies of all seven (7) letters mailed to taxpayers as well as all TrueRoll investigative reports and additional supporting documentation attached in minutes (41 pages).

There being no additional business, meeting adjourned at 4:22pm in a motion made by Richter and seconded by Daley.

Submitted for approval:


Paula Spivey

Secretary


Shelby Storey, Chairman

Date Approved 6-9-2025