

MINUTES
Special Called Meeting
April 15, 2021

Felicia Williams (Chairman) called the meeting to order at 9:00 A.M. Others in attendance were James Puckett (Assessor), Gretchen Quarterman (Assessor), Silas Hrobar (Chief Appraiser), Derek Pinkerton (Real Property Appraiser Supervisor), and LaKassa Baker (Secretary).

Ms. Williams gave the invocation.

Everyone stood for the Pledge of Allegiance.

Carol Duplantis (Map & Parcels 0079D-052 & 0080C-015) met with the board to discuss the value of the land in his neighborhood. He purchased the land where his home is located for \$24,000 in 2014 and he purchased the vacant lot for \$7,000 in 2018. The lot values in that neighborhood are \$45,000 and Mr. Duplantis thinks that his property should be valued at what he paid for them. The board explained to Mr. Duplantis that values in a neighborhood are not determined by one sale. We use mass appraisal method and values are determined by sales in a neighborhood as a whole. Mr. Duplantis was encouraged to stay for the remainder of the meeting, because the board was going to be reviewing neighborhood changes and he would be able to see how the appraisal process is done. He did not stay for the neighborhood reviews, but was encouraged to file an appeal on his property during the appeal period later this year and his property will be reviewed at that time.

Lisa Bryant (Residential Property Appraiser) presented the following neighborhood review packages to the board along with her recommendation for approval for Residential Area 1:

Creekside West (#00571) – Recommended to change the neighborhood factor from 1.25 to 1.45. This will change the ratio from 0.3452 to 0.3904, the COD from 0.0682 to 0.0807, and the PRD from 1.0093 to 1.0118. Mr. Puckett made a motion to approve the change and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Nottingham (#00078) – Recommended to change the neighborhood factor from 1.00 to 1.05. This will change the ratio from 0.3689 to 0.3868, the COD from 0.0465 to 0.0448, and the PRD from 1.0026 to 1.0023. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

Windsor Park (#00286) – Recommended to change the neighborhood factor from 1.15 to 1.30. This will change the ratio from 0.3495 to 0.3805, The COD from 0.1349 to 0.01243, and the PRD from 1.0268 to 1.0207. Mr. Puckett made a motion to approve the change and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Thornbrooke (#00384) – Recommended to change the neighborhood factor from 1.05 to 1.35. This will change the ratio from 0.3195 to 0.3922, the COD from 0.0717 to 0.0708, and the PRD from 1.0055 to 1.0054. Mr. Puckett made a motion to approve the change and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Lakewood County (#00149) – Recommended to change the neighborhood factor from 1.00 to 1.35. This will change the ratio from 0.3167 to 0.3936, the COD from 0.1355 to 0.0546, and the PRD from 1.0388 to

1.0089. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

River Chase (#00227) – Recommended to change the neighborhood factor from 1.00 to 1.25. This will change the ratio from 0.3350 to 0.3848, the COD from 0.1512 to 0.0889, and the PRD from 1.0301 to 1.0002. Mr. Puckett made a motion to approved the change and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Bethany Hill (#00369) – Recommended to change the neighborhood factor from 1.00 to 1.35. This will change the ratio from 0.3120 to 0.3967, the COD from 0.0701 to 0.0691, and the PRD will remain the same at 1.0071. Mr. Puckett made a motion to approve the change and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Heritage Park (#00121) – Recommended to make no change to the neighborhood at this time. The ratio is low at 0.3452, but Ms. Bryant says that there were not enough sales only (8%) in the neighborhood to justify a change at this time. Mr. Puckett made a motion to approve no change for this year and Ms. Quarterman seconded the motion. Motion carried. All Agreed. The board would like for Ms. Bryant to review this neighborhood again next year.

Stone Creek 3 (#00909) – Recommended to change the neighborhood factor from 1.00 to 1.20. This will change the ratio from 0.3303 to 0.3800, the COD from 0.1012 to 0.0828, and the PRD from 1.0137 to 1.0146. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

Huntington Ridge (#00132) – Recommended to change the neighborhood factor from 1.30 to 1.50. This will change the ratio from 0.3539 to 0.3977, the COD from 0.0563 to 0.0566, and the PRD from 1.0072 to 1.0057. Mr. Puckett made a motion to approve the change and Ms. Quarterman seconded the motion. Motion carried. All agreed.

The board decided that they would approve the remainder of the neighborhood packages at one time. They had already been sent the neighborhood packages to review prior to the meeting. They decided it would be best not to go through each package one by one except for those that they have questions about due to the time it takes to present each package.

The following are the remainder of the neighborhood changes presented by Lisa Bryant for approval for Residential Area 1:

Oak Trace (#00188) – Recommended to change the neighborhood factor from 1.23 to 1.45. This will change the ratio from 0.3444 to 0.3942, the COD from 0.0617 to 0.0754, and the PRD from 1.0023 to 1.0068.

Schroer Estates (#00236) – Recommended to make no change the neighborhood at this time. The ratio is 0.3577. There are 109 parcels in this neighborhood and there were only 8% sales. Ms. Bryant does not feel that this was enough sales to justify a change to the neighborhood at this time.

Emerald Ridge (#00199) – Recommended to change the neighborhood factor from 1.00 to 1.25. This will change the ratio from 0.3337 to 0.3974, the COD from 0.0644 to 0.0732, and the PRD from 1.0018 to 1.0020.

J N Bray Co. (#00300) – Recommended to change the neighborhood factor from 1.00 to 1.25 and the lot values from \$25,000 to \$30,000. This will change the ratio from 0.3221 to 0.3892, the COD from 0.1189 to 0.0735, and the PRD from 1.0341 to 1.0139.

Thacker Properties (#00194) – Recommended to change the neighborhood factor from 1.00 to 1.40. This will change the ratio from 0.2947 to 0.3884, the COD from 0.0146 to 0.0148, and the PRD from 1.0000 to 1.0001.

Hahira Residential West (#00606) – Recommended to make no change this neighborhood at this time. There are 171 parcels in this neighborhood and there were only 5% sales. Ms. Bryant does not feel that this was enough sales to justify a change at this time.

Hahira Residential East (#00608) – Recommended to change the neighborhood factor from 1.00 to 1.40. This will change the ratio from 0.3190 to 0.3859, the COD from 0.1992 to 0.1427, and the PRD from 1.0619 to 1.0446.

Peter's Street Duplexes (#01683) – Recommended to change the neighborhood factor from 1.00 to 1.55, This will change the ratio from 0.2753 to 0.3965, There were only two sales and both properties are valued the same and they sold for the same price so the COD remained the same at 0.0000, and the PRD remained the same at 1.0000.

Lowndes Cons (#00160) – Recommended to change the neighborhood factor from 1.00 to 1.25. This will change the ratio from 0.3153 to 0.3933 the COD from 0.2933 to 0.2195, and the PRD from 1.0891 to 1.0538.

Pemberly Place (#00426) – Recommended to change the neighborhood factor from 1.00 to 1.25. This will change the ratio from 0.3277 to 0.3914, the COD from 0.0826 to 0.0749, and the PRD from 1.0126 to 1.0090.

Boswell (#00023) – Recommended to change the neighborhood factor from 1.00 to 1.15. This will change the ratio from 0.3518 to 0.3875, the COD from 0.1632 to 0.1355, and the PRD from 1.0468 to 1.0369.

McKey Plantation (#00170) – Recommended to change the neighborhood factor from 1.10 to 1.40. This will change the ratio from 0.3212 to 0.3843, the COD from 0.1090 to 0.0673, and the PRD from 1.0127 to 1.0036.

Mulberry Place (#00177) – Recommended to change the neighborhood factor from 1.00 to 1.20. This will change the ratio from 0.3495 to 0.3939, the COD from 0.1262 to 0.1217, and the PRD from 1.0218 to 1.0206.

Providence Point (#00183) – Recommended to change the neighborhood factor from 1.00 to 1.55. This will change the ratio from 0.2852 to 0.3976, the COD from 0.0393 to 0.0201, and the PRD from 0.9944 to 0.9971.

Parrish-Hend (#00193) – Recommended to change the neighborhood factor from 0.95 to 1.05. This will change the ratio from 0.3470 to 0.3822, the COD from 0.1056 to 0.1038, and the PRD from 1.0385 to 1.0360.

Union Creek (#00263) – Recommended to make no change to the neighborhood. There are 57 parcels in the neighborhood and there were 8% sales. Ms. Bryant does not feel that this was enough sales to justify a change at this time.

Edgewater (#00386) – Recommended to change the neighborhood factor from 1.10 to 1.30. This will change the ratio from 0.3370 to 0.3925, the COD from 0.0600 to 0.0472, and the PRD from 0.9953 to 0.9974.

Lake Laurie (#00418) – Recommended to change the neighborhood factor from 1.00 to 1.15. this will change the ratio from 0.3517 to 0.3939, the COD from 0.0735 to 0.0750, and the PRD will remain the same at 1.0006.

River North (#00461) – Recommended to change the neighborhood factor from 1.00 to 1.40 and the land values from \$70,000 to \$85,000. This will change the ratio from 0.2963 to 0.3930, the COD from 0.0743 to 0.0566, and the PRD from 1.0211 to 0.9952.

Bellmeadow (#00529) – Recommended to change the neighborhood factor from 1.62 to 1.35. This will change the ratio from 0.4719 to 0.4080, the COD remains the same at 0.0465, and the PRD from 1.0026 to 1.0030.

Carlton Ridge (#00562) – Recommended to change the neighborhood factor from 1.10 to 1.30. This will change the ratio from 0.3400 to 0.3932, the COD from 0.0634 to 0.0629, and the PRD from 1.0047 to 1.0121.

Windstone (#00612) – Recommended to change the neighborhood factor from 1.00 to 1.25 and the lot values from \$35,000 to \$45,000. This will change the ratio from 0.3151 to 0.4000, the COD from 0.1457 to 0.0483, and the PRD from 1.0858 to 1.0020.

Greyfield (#00620) – Recommended to change the neighborhood factor from 1.05 to 1.25. This will change the ratio from 0.3506 to 0.3980, the COD from 0.0923 to 0.0883, and the PRD from 1.0090 to 1.0112.

Cranford Res (#00627) – Recommended to change the neighborhood factor from 1.65 to 1.70 and land from \$150FF to \$250FF. This will change the ratio from 0.3586 to 0.3871, the COD from 0.1856 to 0.1068, and the PRD from 1.0383 to 1.0960.

After the review of the reminder of the neighborhood packages for Residential Area 1, Mr. Puckett made a motion to approve the Neighborhood Recommendations and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Rick Holcombe (Residential Property Appraiser) presented the following neighborhood review packages to the board along with his recommendation for approval for Residential Area 2:

Zion Heights (#00142) – Recommended to change the neighborhood factor from 1.00 to 1.55. This will change the ratio from 0.4912 to 0.4030, the COD from 0.1073 to 0.0105, and the PRD from 1.2635 to 1.0000.

Dinky Run (#00416) – Recommended to split the new area of the neighborhood into a separate neighborhood (Dinky Run II) due to the quality of homes being built. The land value was also changed to \$28,000 for uniformity with factors for lot size and water influence. These changes changed the ratio from 0.3143 to 0.4012, The COD from 0.0803 to 0.0670, and the PRD from 0.9742 to 0.9949.

Dinky Run II (#00309) – Recommended to change the neighborhood factor from 1.00 to 1.40 and land from \$22,000 to \$28,000. This will change the ratio from 0.3034 to 0.4081, the COD from 0.0408 to 0.0253, and the PRD from 1.0000 to 1.0764.

Summerplace (#00410) – Recommended to change the neighborhood factor from 1.00 to 1.35. This will change the ratio from 0.3372 to 0.4087, the COD from 0.1961 to 0.1187, and the PRD from 1.0593 to 1.0252.

River Trails (#00246) – Recommended to separate the interior lots from the lots along the river front (River Trails River Front). This will change the ratio from 0.4571 to 0.4063, The COD from 0.1149 to 0.1530m and the PRD from 1.0323 to 1.0253.

River Trails River Front (#00228) – Recommended to make no change to the neighborhood after splitting from River Trails. Splitting the neighborhood will change the ratio from 0.4571 to 0.3979, the COD from 0.1286 to 0.0000, and the PRD from 1.0333 to 1.000.

Forrestwood (#00090) – Recommended to make no change to the neighborhood at this time. There were 62 sales (10%). After removing the bank sales, estate sales and multiple parcel sales, the ratio went from 0.4551 to 0.3961, the COD from 0.1680 to 0.1528, and the PRD from 1.0456 to 1.0326.

Whipporwill (#00371) – Recommended to change the neighborhood factor from 1.00 to 1.25. This will change the ratio from 0.3423 to 0.4050, the COD from 0.0622 to 0.0625, and the PRD from 1.1080 to 1.0174.

Roswell Place (#00512) – Recommended to change the neighborhood factor from 1.00 to 1.20. This will change the ratio from 0.3464 to 0.3969, the COD from 0.0869 to 0.0502, and the PRD from 1.0168 to 1.0061.

Summit Chase (#00391) – Recommended to change the neighborhood factor from 1.15 to 1.45. This will change the ratio from 0.3423 to 0.4084, the COD from 0.0699 to 0.0558, and the PRD from 1.0078 to 1.0043.

Brayden Place (#00092) – Recommended to change the neighborhood factor from 1.00 to 1.45. This will change the ratio from 0.3237 to 0.4021, the COD from 0.1512 to 0.0526, and the PRD from 1.1155 to 1.0023.

Bridlewood (#00464) – Recommended to change the neighborhood factor from 1.00 to 1.20. This will change the ratio from 0.3425 to 0.3985, the COD from 0.0701 to 0.0724, and the PRD from 1.0053 to 1.0054.

Crestwood (#00642) – Recommended to change the neighborhood factor from 1.24 to 1.45. This will change the ratio from 0.3560 to 0.4025, the COD from 0.0583 to 0.0609, and the PRD from 1.0068 to 1.0073.

Sub Map 0145D (#00389) – Recommended to make no change to the neighborhood after review. After reviewing the neighborhood and updating the grades and physicals, he felt that everything was correct and uniform. After making those changes. The ratio changed from 0.3310 to 0.3800, the COD remained the same at 0.0598, and the PRD changed from 0.9961 to 1.0204.

Barretts (#00015) – Recommended to make no change to the neighborhood after review. There were only 4 sales out of 63 parcels in the neighborhood. After reviewing the neighborhood and making some changes to the grades and physicals, the ratio is 0.4613. Mr. Holcombe does not feel that there were enough sales in the neighborhood to make any changes at this time.

Sage Meadows (#00528) – Recommended to change the neighborhood factor from 1.00 to 1.30. This will change the ratio from 0.3361 to 0.4012, the COD from 0.1022 to 0.1478, and the PRD from 1.0065 to 1.0070.

Woodgate (#00291) – Recommended to change the neighborhood factor from 0.90 to 0.85. This will change the ratio from 0.4475 to 0.3976, the COD from 0.2434 to 0.2220, and the PRD from 1.1151 to 1.0715.

Shiloh Forrest (#004571) – Recommended to change the neighborhood factor from .90 to 1.25. This will change the ratio from 0.3148 to 0.3969, the COD from 0.1791 to 0.1454, and the PRD from 1.0594 to 1.0295.

Northridge (#00180) – Recommended to change the neighborhood factor from 1.00 to 1.15. This will change the ratio from 0.3482 to 0.4059, the COD from 0.1111 to 0.0723, and the PRD from 1.0256 to 1.0074.

Pebble Creek (#00195) – Recommended to change the neighborhood factor from 1.17 to 1.45. This will change the ratio from 0.3395 to 0.4051, the COD from 0.1274 to 0.1095, and the PRD from 1.0306 to 1.0190.

Hampton Meadows (#00380) – Recommended to change the neighborhood factor from 1.10 to 1.35. This will change ratio from 0.3492 to 0.4057, the COD from 0.1371 to 0.0327, and the PRD from 1.0332 to 1.0028.

Forrest Run (#00430) – Recommended to change the neighborhood factor from 1.00 to 1.25. This will change the ratio from 0.3434 to 0.4081, the COD from 0.0932 to 0.0916, and the PRD from 1.0132 to 1.0131.

After Review of the neighborhood packages from Residential Area 2, Mr. Puckett made a motion to approve the Neighborhood recommendations and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Chris Hancock (Residential Property Appraiser) presented the following neighborhood review packages to the board along with his recommendation for approval for Residential Area 3:

Wood Valley Apartments (#00243) – Recommended to change the neighborhood factor from 1.00 to 1.80. This will change the ratio from 0.2374 to 0.3994, the COD from 0.0384 to 0.0368, and the PRD from 1.0051 to 1.0048.

East of Airport (#00168) – Recommended to make no change to the neighborhood at this time. There were only 8 sales in a four-year study which represents only 3% of the neighborhood. Mr. Hancock does not feel that this is enough information to recommend a change at this time.

Laurelwood (#00144) – Recommended to change the neighborhood factor from 1.00 to 1.35. This will change the ratio from 0.3172 to 0.3978, the COD from 0.0426 to 0.0408, and the PRD from 1.0038 to 1.0034.

Quarterman Estates West (#00545) – Recommended to change the neighborhood factor from 1.15 to 1.50 and the lot values from \$35,000 to \$25,000. This will change the ratio from 0.3554 to 0.3921, the COD from 0.1366 to 0.0575, and the PRD from 1.0611 to 1.0066.

After Review of the neighborhood packages from Residential Area 3, Mr. Puckett made a motion to approve the Neighborhood recommendations and Ms. Quarterman seconded the motion. Motion carried. All agreed.

The board will have a Special Called Executive Session meeting on Thursday, April 22nd, at 9:00 A.M. to discuss Personnel.

Having no further business to discuss, the meeting adjourned at 12:20 P.M.

Minutes submitted as recorded by:



LAKASSA BAKER, Secretary