



WINNETT COUNTY  
BOARD OF ASSESSORS  
January 6, 2021

The regular meeting of the Gwinnett County Board of Assessors took place Wednesday, January 6, 2021 at 9:00am. Those in attendance were Norman Nash, Chairman (via remote); Johnny Blan, Vice-Chairman (via remote); Sue Seibenhener, Assessor (via remote); Norman Ellis, Assessor (via remote); Burt Manning, Assessor (via remote); Stewart Oliver, Executive Secretary and Ginger Roderick, Recording Secretary.

Chairman Nash called the meeting to order and asked for election of the 2021 Board of Assessors Officers under Roberts Rules of Order. Mr. Manning made a motion to retain Norman Nash as Chairman. Ms. Seibenhener seconded, and so carried unanimously.

Mr. Manning made motion to retain Johnny Blan as Vice-Chairman. Ms. Seibenhener seconded, and so carried unanimously.

Mr. Manning made motion to appoint Stewart Oliver as Executive Secretary, Ms. Seibenhener seconded, and so carried unanimously.

Mr. Manning made motion to appoint Ginger Roderick as Recording Secretary. Ms. Seibenhener seconded, and so carried unanimously.

Mr. Manning made a motion to appoint Stewart Oliver as Chief Appraiser. Ms. Seibenhener seconded, and so carried unanimously.

Mr. Manning made a motion to appoint Alex Alcock as Deputy Chief Appraiser. Ms. Seibenhener seconded, and so carried unanimously.

Mr. Oliver made recommendation to appoint Tawanda Moore as Personal Property Manager. Mr. Manning made a motion to appoint Tawanda Moore as Personal Property Manager. Ms. Seibenhener seconded, and so carried unanimously.

Ms. Seibenhener made a motion for the 2021 Board of Assessors meetings to be held the first and third Wednesday of each month. Vice-Chairman Blan seconded, and so carried.

Chairman Nash asked for approval of the Agenda. Ms. Seibenhener made motion to approve the Agenda. Mr. Ellis seconded, and so carried unanimously.

The Board reviewed the minutes of the December 16, 2020 regular meeting. Chairman Nash asked if there were any corrections or additions to be made. Ms. Seibenhener made motion to approve the minutes. Vice-Chairman Blan seconded, and so carried unanimously.

Under Old Business was Legal Opinions. None at this time.

Next under Old Business was Value Update. For 2020 – Mr. Oliver shared that we have 69% of the appeals finalized, the majority being residential. There have been 69 settlement conferences scheduled. Ten appeals remain open from 2019: Nine are real property and 1 personal property. For 2018, only American Archery remains open. For 2021 Value Update Mr. Alcock shared some of the market analysis of sales that occurred through November 2020.

Next under New Business was Review of Personal Property, Value Changes, Exhibit A. Ms. Seibenhener made motion to approve Exhibit A. Mr. Manning seconded, and so carried unanimously.

Next under New Business was Review of Personal Property, Late Appeals, Exhibit B. Mr. Ellis made motion to approve Exhibit B. Vice-Chairman Blan seconded, and so carried unanimously.

Next under New Business was Review of Personal Property, Audit Results, Exhibit C. Mr. Manning made motion to approve Exhibit C. Vice-Chairman Blan seconded, and so carried unanimously.

Next under New Business was Review of Personal Property, Refund Requests, Exhibit D. Ms. Seibenhener made motion to approve Exhibit D. Vice-Chairman Blan seconded, and so carried unanimously.

Next under New Business was Review of CUVA Exemption, Release, Exhibit E. Mr. Ellis made motion to approve Exhibit E. Mr. Manning seconded, and so carried unanimously.

Next under New Business was Review of CUVA Exemption, Breaches, Exhibit F. Mr. Manning made motion to approve Exhibit F. Vice-Chairman Blan seconded, and so carried unanimously.

Next under New Business was Review of Personal, Residential and Commercial Property Changes, Exhibit G. Ms. Seibenhener made motion to approve Exhibit G. Vice-Chairman Blan seconded, and so carried unanimously.

Next under New Business was Review of Denials Forwarded to Board of Equalization, Exhibit H. Mr. Manning made motion to approve Exhibit H. Mr. Ellis seconded, and so carried unanimously.

Next under New Business was Review of Accepted SC Settlement Hearings, Exhibit I. Ms. Seibenhener made motion to approve Exhibit I. Vice-Chairman Blan seconded, and so carried unanimously.

Next under New Business was Review of Motor Vehicle TAVT, Changes, Exhibit J. Mr. Manning made motion to approve Exhibit J. Mr. Ellis seconded, and so carried unanimously.

Next under New Business was Review of Tax Digest Adjustments, Exhibit K. Mr. Manning made motion to approve Exhibit K. Ms. Seibenhener seconded, and so carried unanimously.



Next under New Business was Review of Homestead Exemptions, Audit Findings, Exhibit L. Ms. Seibenhener made motion to approve Exhibit L. Vice-Chairman Blan seconded, and so carried unanimously.

Next under New Business was Review of Tax Appeal Log, Exhibit M. There is no action needed for Exhibit M.

Under Other Business, Chairman Nash asks if there was any Administrative and Policy Updates. Mr. Oliver shared that there is one position still vacant: ASA II position. Hearings – Virtual hearings are being held and are going very well. Clerk of Courts are still operating with just 2 Boards of Equalization. Policy – Discussion took place about Policy – In Person Hearings. Mr. Ellis made motion to approve for policy. Ms. Seibenhener seconded, and so carried unanimously.

Chairman Nash asked if there was any other business to be discussed. There being none Ms. Seibenhener made motion to adjourn. Mr. Ellis seconded, and so carried unanimously.