



Unofficial Minutes

WINNETT COUNTY BOARD OF ASSESSORS March 3, 2021

The regular meeting of the Gwinnett County Board of Assessors took place Wednesday, March 3, 2021 at 9:00am. Those in attendance were Johnny Blan, Vice-Chairman; Sue Seibenhener, Assessor (via remote); Norman Ellis, Assessor (via remote); Burt Manning, Assessor; Stewart Oliver, Executive Secretary and Ginger Roderick, Recording Secretary.

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

Ms. Seibenhener made motion to nominate Burt Manning as Vice-Chairman. Chairman Blan seconded, and so carried unanimously.

Chairman Blan asked for approval of the Agenda. Vice-Chairman Manning made motion to approve the Agenda. Ms. Seibenhener seconded, and so carried unanimously.

The Board reviewed the minutes of the February 17, 2021 regular meeting. Chairman Blan asked if there were any corrections or additions to be made. Vice-Chairman Manning made motion to approve the minutes. Ms. Seibenhener 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 81.8% of the appeals finalized, the majority being residential. There have been 236 settlement conferences held, of those 216 appeals have been resolved. Personal Property – there have been 455 out of 711 that have been resolved. Six appeals remain open from 2019: Five are real property and one personal property. For 2018, only 1 appeal remains open and will likely have a Superior Court hearing in April. For 2021 Value Update – There is ongoing analysis of both residential and commercial properties for the real property market data. Market data indicates 30% to 45% of residential properties to be updated. The Commercial Appraisal group is continuing to research market data and pandemic impacts on individual property uses.

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

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

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

Next under New Business was Review of Denials Forwarded to Board of Equalization, Exhibit D. Vice-Chairman Manning made motion to approve Exhibit D. Ms. Seibenhener seconded, and so carried unanimously.

Next under New Business was Review of Accepted SC Settlement Hearings, Exhibit E. Ms. Seibenhener made motion to approve Exhibit E. Mr. Ellis seconded, and so carried unanimously.

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

Next under New Business was Review of Real Property Parcels Forwarded to Superior Court, Exhibit G. Vice-Chairman Manning made motion to approve Exhibit G. Mr. Ellis seconded, and so carried unanimously.

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

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

Next under New Business was Review of Exemption Questionnaires, Exhibit J. Vice-Chairman Manning made motion to approve staff recommendations for Exhibit J. Mr. Ellis seconded, and so carried unanimously.

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

Next under New Business was Review of Recognition of Board Member Resignation, Exhibit L. There is no action needed for Exhibit L.

Under Other Business, Chairman Blan asks if there was any Administrative and Policy Updates. The Clerk of Courts has created a third Board of Equalization – This will increase capacity for the 1,786 cases requesting in-person hearings. These hearings are still restricted by Judicial Emergency order until 3/9/21. There is still 1 vacant position in the Assessors' Office, which is a supervisor position in the Residential section. Regarding positive COVID cases having to be measured to ensure public service, there are no current cases in our office. We continue to operate with social distancing, protective barriers and limiting the number of staff in the physical office space to ensure that the staff is in place to support the public.

Chairman Blan asked if there was any other business to be discussed. There being none, Vice-Chairman Manning made motion to adjourn. Ms. Seibenhener seconded, and so carried unanimously.