



GWINNETT COUNTY
BOARD OF ASSESSORS
April 7, 2021

The regular meeting of the Gwinnett County Board of Assessors took place Wednesday, April 7, 2021 at 9:00am. Those in attendance were Johnny Blan, Chairman; Sue Seibenhener, Assessor; Norman Ellis, Assessor (Via Remote); Burt Manning, Vice-Chairman; Scott Hast, County Attorney (Via Remote); Stewart Oliver, Executive Secretary and Ginger Roderick, Recording Secretary.

Chairman Blan called the meeting to order and asked for approval of agenda. Vice-Chairman Manning made motion to approve the agenda. Ms. Seibenhener seconded and so carried unanimously.

The Board reviewed the minutes of the March 17, 2021 regular meeting. Chairman Blan asked if there were any corrections or additions to be made. Vice-Chairman made motion to approve the minutes. Ms. Seibenhener seconded, and so carried unanimously.

Under Old Business was Legal Opinions. Removed from agenda.

Next under Old Business was Value Update. For 2020 – Mr. Oliver shared that we have 86.6% of the appeals finalized, the majority being residential. There have been 314 settlement conferences held, of those 270 appeals have been resolved. Personal Property – there have been 473 out of 711 that have been resolved. Five appeals remain open from 2019: Four 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 adjustments needed for statutory compliance of the digest. Market data indicates 30% to 45% of residential properties to be updated. The Commercial Appraisal group is continuing to research market data. Hotels – Analysis shows there was a 35% decline in occupancy during 2020 and 34% decrease in average daily rate. Fast Food Restaurants and Multi-Storage Facilities – Analysis shows consistent positive gains in 2020. The Board was presented with supporting data for residential and commercial properties. No motions made.

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

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

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

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

Next under New Business was Review of Homestead Exemptions, Audit Findings, Exhibit J. Vice-Chairman Manning made motion to approve Exhibit J. Ms. Seibenhener 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.

Under Other Business, Chairman Blan asked if there was any Administrative and Policy Updates. Mr. Oliver shared that there is still one 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 is one current case in our office, but there were no additional in-person contacts. One person is quarantined. 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.