



GWINNETT COUNTY
DEPARTMENT OF FINANCIAL SERVICES
BOARD OF ASSESSORS' OFFICE

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GWINNETT COUNTY
BOARD OF ASSESSORS
June 7, 2023

The regularly scheduled meeting of the Gwinnett County Board of Assessors took place Wednesday, June 7, 2023, at 9:00 am. Those in attendance were Norman Ellis, Chairman; Sharyl White, Vice-Chairwoman; Johnny Blan, Assessor; Burt Manning, Assessor; Mark Cooper, Assessor; Stewart Oliver, Chief Appraiser and Ginger Roderick, Recording Secretary.

Chairman Ellis called the meeting to order and asked for approval of the agenda. Vice-Chairwoman White made the motion to approve the agenda. Mr. Cooper seconded and so carried unanimously.

The Board reviewed the minutes of the May 17, 2023, regular meeting. Chairman Ellis asked if there were any corrections or additions to be made. Mr. Oliver asked that a correction be made to "Other Business" under "Administrative and Policy Updates." Mr. Cooper made the motion to approve the minutes as amended. Vice-Chairwoman White seconded, and so carried unanimously.

Next under Old Business was Legal Opinion. There were no legal opinions to discuss at this time.

Next under Old Business was Value Update. Mr. Oliver informed the Board regarding the current state of 2022 digest year appeals. As of now, 0.73% of the gross digest (not including public utility values) remains in dispute. There are 14,363 of the 14,829 total appeals that are now closed. Additionally, there was discussion of the total number of appeals filed to date for 2023 and discussion on current market activities in the residential sector.

Next under New Business was Review of Real Property Annual Notices of Assessment, 2023, Exhibit A. Mr. Manning made the motion to approve Exhibit A. Mr. Cooper seconded, and so carried unanimously.

Next under New Business was the Review of 2023 Amended Notices, Exhibit B. Mr. Manning made the motion to approve Exhibit B. Vice-Chairwoman White seconded, and so carried unanimously.

Next under New Business was Review of Real Property Parcels Forwarded to the Hearing Officer, Exhibit C. Mr. Manning made the motion to approve Exhibit C. Mr. Cooper seconded, and so carried unanimously.

Next under New Business was Review of Real Property Parcels Forwarded to Board of Equalization, Exhibit D. Mr. Cooper made the motion to approve Exhibit D. Mr. Manning seconded, and so carried unanimously.

Next under New Business was Review of Denials Forwarded to Board of Equalization, Exhibit E. Mr. Manning made the motion to approve Exhibit E. Vice-Chairwoman White seconded, and so carried unanimously.

Next under New Business was Review of Real and Personal Property Changes, 2023, Exhibit F. Vice-Chairwoman White made the motion to approve Exhibit F. Mr. Blan seconded, and so carried unanimously.

Next under New Business was Review of Accepted Settlement Hearing Resolutions, Exhibit G. Mr. Cooper made the motion to approve Exhibit G. Mr. Manning seconded, and so carried unanimously.

Next under New Business was Review of Real Property Parcels Forwarded to Superior Court, Exhibit H. Mr. Manning made the motion to approve Exhibit H. Mr. Cooper seconded, and so carried unanimously.

Next under New Business was Review of Homestead Exemptions, Audit Findings, Exhibit I. Vice-Chairwoman White made the motion to approve Exhibit I. Mr. Cooper seconded, and so carried unanimously.

Next under New Business was Review of Tax Digest Adjustments, Exhibit J. Mr. Cooper made the motion to approve Exhibit J. Mr. Blan seconded, and so carried unanimously.

Next under New Business was Review of 2023 Late Appeals, Exhibit K. There was discussion about the requests for appeal that are late and individuals requesting an extended appeal period. To date, these requests have been put on hold until a Board of Assessors meeting, which delays the response to citizens. After discussion, Mr. Manning made the motion to authorize the Chief Appraiser, Mr. Oliver, to respond to these requests consistent with the Board of Assessors authority. Mr. Cooper seconded, and so carried unanimously.

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

Under Other Business, Chairman Ellis asked if there were any Administrative and Policy updates. Mr. Oliver informed the Board that there are four vacant appraiser positions. Interviews are ongoing. 2023 Appeals with incomplete filing information: During online filing, an estimated 1,300 appeals were incomplete. We are sending letters to those we can identify and request them to notify our office to complete an appeal.

Chairman Ellis asked if there was any other business to be discussed. There being none, Mr. Cooper made the motion to adjourn. Vice-Chairwoman White seconded and so carried unanimously.