"Serving Citizens Responsibly"

73 Jackson Street
Zebulon, GA 30295

Phone: 770-567-2002
ccook@pikecoga.com

PIKE COUNTY BOARD OF ASSESSORS

Parrish Swift, Chairman
Lyn Smith, Vice Chairman
Christopher Tea, Member
Brent Davis, Member
Brent Taylor, Member
Morton, Morton & Associates, LLC

Christy Cook, Chief Appraiser IV
Heather Burke, Deputy Chief Appraiser III
Emily Morris, Appraiser II
Danyeal Smithey, Appraiser II
Dusty Williams, Appraiser II

TAX ASSESSOR REGULAR SCHEDULED MEETING-AGENDA-
November 10, 2026-8:30A.M.

1. Call to Order @ 8:30a.m.…....…….....…

2. Approval of Agenda – Per O.C.G.A. § 50-14-1(e)(1). - Staff recommends approval.

3. Invocation……..……

4. Pledge of Allegiance.

5. Approval of October 13, 2026, Regular scheduled Minutes Summary - Staff recommends approval.

6. Public Comment (with 5-minute time limit).

7. Invited Guest(s):
- **a. William J Cochran**
- **b. Michael E Nichols**

8. Board members report.

9. Chief Appraiser Report.
- **a. Contract for Woolpert – Mobile Assessor**

10. Old Business:
- **a. Proposed Policy and Procedures.**
- **b. Breach of 2023 CUVA – Nichols – 018-014**

11. New Business:
- **a. Proposed Appraisal Procedure Manual.**
- **b. Board Consideration – Refund for AY 2024 - 2025 Vaughn – 094-004 C.**
- **c. Board Consideration – Refund for AY 2024 – 2025 Pepples – 094-004 J.**

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d. **Approval/Denial – Subscription for Aircraft Bluebook.**
e. **Approval/Denial – Contract for Harris for Printing and Mailing of 2027 Personal Property Reporting Forms.**
f. **Approval/Denial – 2027 Tangible Personal Property Return Mailing – Including, but not limited to Commercial Business, Marine (Boats), Aircraft (Airplanes), and Freeport Exemption applications.**

12. **Real Property:**
    a. **Approval/Denial of (1) S5 Homestead (100% Disabled Veteran under 65) - See Attached List - Staff Recommends approval.**
    b. **Approval/Denial of (1) SS Homestead (Surviving Spouse of a Veteran – under 65) - See Attached List – Staff Recommends approval.**
    c. **Approval/Denial of (3) New CUVA – See Attached List - Staff Recommends approval.**
    d. **Approval/Denial of (1) New CUVA – See Attached List- Staff recommends denying.**
    e. **Approval/Denial of (2) Continued CUVA – See Attached List - Staff recommends approval.**
    f. **Approval/Denial of (1) AY 2025 Appeal Waivers – See Attached List - Staff recommends approval.**
    g. **Approval/Denial of (12) AY 2026 Appeal Waivers – See Attached List - Staff recommends approval.**
    h. **Approval/Denial of AY 2026 Appeal - No Change on appeal – Forward to BOE – Staff recommends approval.**
    i. **Approval/Denial of AY 2026 Appeal – 30-Day Notice - Value Changes – Staff recommends approval.**
    j. **Approval/Denial of AY 2026 Appeal – Mailing of the 30-Day Notice of Value Changes and Waivers – Staff recommends approval.**
    k. **Approval/Denial of Owner's request for Appeal Rights for 054-022 B.**
    l. **Exempt Property Application – Concord Baptist Church – 042B-097 – Staff recommends approval for exempt status beginning AY 2027.**
    m. **Approval/Denial of Property Correction for AY 2026 – Bertram – 066-032 A – Staff recommends approval.**
    n. **Approval/Denial of Property Correction for AY 2026 – Milner – 066-032 ZZ – Staff recommends approval.**

13. **Personal Property**
    a. **Car Appeal - Fallin – 2010 Honda Odyssey**
    b. **Car Appeal - Reeves – 2014 Toyota 4 Runner**

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14. Executive Session
- **a. Confidential Tax Records per O.C.G.A. § 48-5-314.**
- **b. Personnel Matters per O.C.G.A. § 50-14-3(b)(2).**

15. Public Comment (with 5-minute time limit).

16. Attorney comment.

17. Approval to adjourn.

2026 CUVA DENIALS

11/10/26

MAP/PARCEL	OWNER	PROPERTY ADDRESS	CUVA ACRES	CUVA YEAR
065-209	LANFORD, CHARLES K	253 FAWNBROOK TRAIL	3.59	2026
OWNER DOES NOT ENOUGH ACRES NOR BONA FIDE CONSERVATION USE TO QUALIFY.				

2026 CUVA APPLICATIONS
NEW

11/10/26

MAP/PARCEL	OWNER	PROPERTY ADDRESS	CUV ACRES	TYPE	RECOMMENDS
034-003	PILKENTON, JOHN SCOTT & LISA DENHAM	130 MOUNTAIN CREEK ROAD	15.78	N	Approve
OWNER WAS PREVIOUSLY TOLD THAT THEY COULD NOT APPLY DURING THE APPEAL WINDOW, WHICH WAS INCORRECT.					
039-009	JONES, LOGAN NICHOLAS	3465 HOLLONVILLE ROAD	9.80	N	Approve
OWNER PROVIDED DOCUMENTS TO SUBSTANTIATE PROOF OF BONA FIDE CONSERVATION USE.					
054-012	JONES, BLAKELY EDWARD	12344 GA HWY 18	7.89	N	Approve
OWNER PROVIDED DOCUMENTS TO SUBSTANTIATE PROOF OF BONA FIDE CONSERVATION USE.					

2026 CUVA APPLICATIONS
CONTINUATIONS

11/10/26

MAP/PARCEL	OWNER	PROPERTY ADDRESS	CUV ACRES	YEAR	RECOMMENDS
054-031	BUICE, KENNETH PATRICK	12959 GA HWY 18	10.38	2022	Approve
089-067	JACKOWSKI, JOSEPH	1345 BUFFINGTON RD	62.00	2021	Approve

DISABLED VETERAN - (UNDER 65 YOA AS OF JANUARY 1)

PARCEL	OWNER	PROPERTY ADDRESS	RECOMMENDS
095-058 A	BURNETTE, MATTHEW LEE	1346 MCCARD LAKE ROAD	Approve

SURVIVING SPOUSE OF A VETERAN - (UNDER 65 YOA AS OF JANUARY 1)

PARCEL	OWNER	PROPERTY ADDRESS	RECOMMENDS
050-058	MARTIN, DARLENE C	417 MIDLAND STREET	Approve

MOTOR VEHICLE APPEALS

10-Nov-26

OWNER	YEAR/MAKE/MODEL	STATE VALUE	AVERAGE NADA VALUE FROM DEALER	AVERAGE NADA VALUE TRADE-IN VALUE	OWNER VALUE	MILEAGE
FALLIN, LACIE	2010 HONDA ODYSSEY	$4,875	$3,465	$950	$2,100	195,147
REEVES, DAVID	2014 TOYOTA 4 RUNNER	$15,125	$15,425	$10,875	$3,500	200,000

229 C 11-10-2026

	LASTNAME	PARCEL_NO	APPEAL_YR	BOA_VAL	CURR_VAL	resolved	RETURN_VAL
1	PART TIME PROPERTIES LLC	042B 068A	2025	579,838	275,000	275,000	275,000

229 C 11-10-2026

	LASTNAME	PARCEL_NO	APPEAL_YR	BOA_VAL	CURR_VAL	resolved	RETURN_VAL
1	SUITE DASIY LLC	013 009 A	2026	R	R	209449	0
2	GREENE MICHAEL S &	019A 081	2026	V	R	706608	635115
3	SUITE DAISY LLC	021 009 F	2026	R	R	176373	167708
4	CRAWFORD RICKY W SR &	026 035 B	2026	V	R	963609	907898
5	BUXTON JONATHON S &	027 002 C	2026	V	R	835241	513596
6	REEVES RICKI P	031 008	2026	R	R	506730	443244
7	PILKENTON JOHN SCOTT &	034 003	2026	R	R	358930	334672
8	CORBETT TONYA J	039 022 D	2026	V	R	549183	531777
9	ADAMS JOHN CHARLES JR	042B 084	2026	R	R	177126	91376
10	KING GEOFFERY D	044 021	2026	V	R	464882	411053
11	ALLEN JIMMY R	046 004 C	2026	A	R	1009504	889211
12	ALLEN JIMMY R	046 004 CE	2026	A	R	73200	56000
13	NICHOLSON CHRISTOPHER DANIEL	062 011	2026	R	R	253679	177674