

WHITE COUNTY BOARD OF ASSESSORS

Meeting Minutes

January 10, 2018

9:00 A.M.

The White County Board of Assessors held a regular meeting on Wednesday, January 10, 2018. In attendance were Board Chairman Roy Johnson, Board Member Warren Glover, Board Member Bill Schofill, Chief Appraiser Bryan Payne and Secretary Jennifer Saxon.

CALL TO ORDER

- Board Chairman Roy Johnson called the meeting to order at 9:00 a.m.

INVOCATION

- The invocation was delivered by Board Member Warren Glover.

ELECTION OF 2018 BOARD CHAIRMAN

- The floor was opened to nominations for 2018 Board Chairman. Board Member Glover made a motion to nominate Roy Johnson. Board Member Bill Schofill moved that the nominations be closed, and Mr. Johnson was named Board Chairman for the 2018 assessment year.

ELECTION OF 2018 BOARD SECRETARY

- The floor was opened to nominations for 2018 Board Secretary. Board Chairman Johnson nominated Jennifer Saxon. Board Member Glover seconded the nomination and the nominations were closed. Jennifer Saxon was named Board Secretary for the 2018 assessment year.

MINUTES

- The Board reviewed and signed the minutes from the December 13, 2017 regular meeting. A motion was made by Board Member Schofill to approve the minutes with a second from Board Member Glover. By consensus vote the motion was carried.

OFFICE UPDATE

- Budget Summary: Chief Appraiser Payne updated the Board on the 2018 FY budget status. The target percentage is 50% and we have 65% remaining.
- Monthly Sales Report: Chief Appraiser Payne presented the December sales report. Raw data reflects that the weighted mean ratio is at 88.5%.
- Board Room Renovation: Chairman Johnson asked Chief Appraiser Payne the status of the board room renovation which would enlarge the Board's meeting space to more easily accommodate taxpayers. Chief Appraiser Payne stated that he was to meet with County Manager Michael Melton this month to discuss the renovation.

OLD BUSINESS

- There was no Old Business to discuss.

NEW BUSINESS

- 064A-012 Riley Crumley, Jr. Division of CUVA Property: Mr. Crumley appeared before the Board to ask if he would be allowed to deed his son Rory an additional acre from his parcel which is adjoining Rory’s homesite. His son wishes to build a large storage building on his property and does not currently have enough acreage to do so. Mr. Crumley’s property is in Conservation Use which restricts the division of the land. Mr. Crumley provided a plat of the proposed acre, which would also clear up a property line issue with Rory’s existing deck being too close to the property line. Based on the information provided, the Board agreed to allow Mr. Crumley to transfer the acre with the stipulation that it would not be a breach so long as he deeded the property directly to Rory, and the deeded name was identical to the existing deed for the homesite so that the parcels could be combined to be used solely for his homestead. Board Member Glover made the motion, with a second from Board Member Schofill and the motion was carried by consensus vote.
- 036-076 Kevin Westmoreland CUVA correction and sale: Mr. Westmoreland owns a 19.60 acre parcel on Westmoreland Road. The parcel is currently mapped as being all on the north side of Westmoreland Road. Parcel 036-081 directly across from Mr. Westmoreland’s property has been purchased by Mr. Rodney Chapman. Upon recent surveying, Mr. Chapman discovered that .52 acres of Mr. Westmoreland’s parcel is actually on the south side of Westmoreland Rd. and is adjoining his 61.69 acre parcel. Mr. Westmoreland would like to sell Mr. Chapman the .52 acres to be combined with his tract. Both parcels are under Conservation Use Assessment. Because both parcels are under conservation and would remain under the covenant the Board agreed that the sale would not constitute a breach. Board Member Glover made the motion to approve the sale, which was seconded by Board Member Schofill and the motion carried by consensus vote.
- Annual Review of Policies & Procedures: Secretary Saxon provided the Board with copies of the current Policy and Procedures manual for the annual review. Secretary Saxon asked the Board to please review the manual over the upcoming month and provide any revisions desired. The Policy & Procedures will be revisited at the February meeting.

2018 CONSERVATION USE APPROVALS/DENIALS

- The Board signed the following 2018 Conservation Use Applications:

TAXPAYER NAME	M&P NUMBER	APPROVED	DENIED
HARKINS, RICHARD	004-001	✓	
SAGAR, MADONNA	006-047	✓	
SAGAR, MADONNA	006-047C	✓	
LONG, RICHARD	018-083	✓	
ADAMS, WM CLYDE ESTATE	019-133	✓	
HALL, LILLIAN	020-112	✓	
HALL, MICHAEL & LILLIAN	020-116	✓	
WOMBLE, VIRGINIA	030D-057	✓	

2018 CONSERVATION USE APPROVALS/DENIALS – CONTD.

TAXPAYER NAME	M&P NUMBER	APPROVED	DENIED
BAGWELL, LELAND ESTATE	032-128	✓	
HUNT, RICHARD & GLENDA	034B-044	✓	
GRIFFIN, ANNIE M JORDAN	035-076	✓	
GRIFFIN, CARTER & NINA	035-076A	✓	
SCHNEIDER, RACHEL GRIFFIN	035-076B	✓	
SMITH FAMILY TRUST	036-090	✓	
HUMPHREY, BRUCE N	037D-003	✓	
HUGHES, LEON & JACKIE	042C-067	✓	
HATCHER & HATCHER INC	049A-014	✓	
MCLEAN, EDWARD JR & ELAINE	060D-057	✓	
STOVALL, AUDIE	061-160	✓	
SIMMONS, DON TRUST	068-019	✓	
SIMMONS, DON TRUST	068-022	✓	
ABERNATHY, RUBY	069-038	✓	
HAMIK, DAVID & PAMELA	072-209	✓	
PRUITT, GEORGE & CAROLE	090-066	✓	
KIMSEY, WM & MARTHA	H02F-012	✓	

APPEALS

- Jackson, Eddy – 2010 Honda Accord EX: The Department of Revenue value for the vehicle is \$8,875. Mr. Jackson provided a qualified bill of sale for \$6,200. Board Member Glover made a motion to set the vehicle value at \$6,200, with a second from Board Member Schofill and the motion carried by consensus vote.
- Knott, Chad – 1999 Jeep Wrangler: The Department of Revenue value for the vehicle is \$5,075. Mr. Knott was unable to locate his bill of sale. Pursuant to Board Policy, Board Member Glover made a motion to set the vehicle value at the Black Book value of \$2,880, with a second from Board Member Schofill and the motion carried by consensus vote.
- Love, Ogee – 2010 Honda Odyssey: The Department of Revenue value for the vehicle is \$12,150. Ms. Love provided a qualified bill of sale for \$1,000. Board Member Glover made a motion to set the vehicle value at \$1,000, with a second from Board Member Schofill and the motion carried by consensus vote.
- Miller, Tiffaney – 2003 Toyota 4-Runner: The Department of Revenue value for the vehicle is \$6,025. Ms. Miller provided a qualified bill of sale for \$1,800. Board Member Glover made a motion to set the vehicle value at \$1,800, with a second from Board Member Schofill and the motion carried by consensus vote.
- Osterman, Jeremiah – 2007 Toyota Tundra SR 5: The Department of Revenue value for the vehicle is \$10,700. Mr. Osterman provided a qualified bill of sale for \$9,500. Board Member Glover made a motion to set the vehicle value at \$9,500, with a second from Board Member Schofill and the motion carried by consensus vote.

APPEALS – Contd.

- Payne, Don – 1997 Mack CH613 Truck: The Department of Revenue value for the vehicle is \$4,800. Mr. Payne provided a qualified bill of sale for \$1,800. Board Member Schofill made a motion to set the vehicle value at \$1,800, with a second from Board Member Glover and the motion was carried by consensus vote.
- Payne, Don – 2000 Mack CH613 Truck: The Department of Revenue value for the vehicle is \$6,875. Mr. Payne provided a qualified bill of sale for \$1,800. Board Member Glover made a motion to set the vehicle value at \$1,800, with a second from Board Member Schofill and the motion was carried by consensus vote.

E & R SIGNATURES

- The Board signed the following Error and Releases:

E & R NAME	M&P NUMBER	FORM NUMBER	TYPE
SERENITY CELLARS	P0073304	2017-P-007	PERS. PROP NOD
WILDEWOOD	P0029737	2017-P-017	PERS. PROPERTY
HELEN’S COUNTRY CAFÉ	P0063767	2017-P-018	PERS. PROPERTY
MCDONALD, JIMMY	051-003	2017-R-013	REAL PROPERTY
PARTIN, FRANK/DEBORAH	037-014	2017-R-014	REAL PROPERTY
HOLLAND, CHARLES/TAMMIE	061-106	2017-R-015	REAL PROPERTY

ADJOURNMENT

- Board Member Glover made a motion to adjourn at 10:13 a.m. with a second from Board Member Schofill. The motion carried by consensus vote and the meeting was adjourned.

Approved this 14th day of February, 2018.

Roy Johnson

Warren Glover

William Schofill