

**Wayne County Board of Tax Assessors**

**Minutes of Monthly Meeting**

**DRAFT**

**August 28, 2025**

**Present: Bill Parker, Chairman**  
**Monica O 'Quinn, Vice-Chairman**  
**Paul McDuffie**  
**John Shaver SR**  
**Karon Ivery**  
**Kim Wilson, Interim Chief Appraiser**  
**Kendra Howard, BOA Secretary**

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**Disclaimer: Vice-Chairman Monica O'Quinn was not in compliance but in attendance during this meeting- "all agreed" excludes Monica O'Quinn's vote.**

**Chairman Bill Parker called the meeting to order.**

**A motion was made by Karon Ivery and seconded by John Shaver, Sr., to approve the August 28, 2025, agenda. All agreed, and the motion passed unanimously.**

**A motion was made by John Shaver, Sr. and seconded by Paul McDuffie to approve the July 24, 2025, minutes with corrections. All agreed, and the motion passed unanimously. See attached corrected June 26, 2025, minutes for additional information and below:**

- **Page 5, paragraph 4, add Karon Ivery made the motion and John Shaver Sr. seconded the motion.**

**During unfinished business, a motion was made by Karon Ivery and seconded by Paul McDuffie to start the interview process for the Chief Appraiser Position. All agreed and the motion passed unanimously.**

**During unfinished business, Interim Chief Appraiser Kim Wilson informed the Board that there was only one application for Commercial Appraiser turned in and the applicant did not qualify. A motion was made by Paul McDuffie and seconded by John Shaver, Sr., to post the Commercial Appraiser Position for an additional three weeks; to begin the week of September 1, 2025.**

**During unfinished business, Interim Chief Appraiser Kim Wilson informed the Board that there were three applications for the Administrative Assistance Position. The board decided to go ahead and start interviewing on September 10, 2025.**

**During new business, Interim Chief Appraiser Kim Wilson presented to the Board the Mapping Contract from GMASS. A motion was made by John Shaver, Sr., and seconded by Karon Ivery to send the contract to be signed by the County Administrator, Paul Drawdy. All agreed and the motion passed unanimously. See attached contract for additional information.**

**During new business, a motion was made by Paul McDuffie and seconded by John Shaver, Sr., to deny The Tax-District Change request for Parcel 48-29 for Lerida Vega Milton Etal. The Board of Assessors is not authorized to change the districts for parcels. Parcel 48-29 will stay taxed in the City of Screven. All agreed and the motion passed unanimously. See attached spreadsheet Tax District Change Request, August 28, 2025, for additional information.**

**During new business, a motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the two Exempt FEMA Mobile Homes, MH-13086, located at 106 Victoria Dr, and MH-13084, located at 7773 Mannington Rd. All approved and the motion passed unanimously. See attached spreadsheet August 2025, Exempt FEMA Mobile Homes for additional information.**

**During new business, a motion was made by John Shanver, Sr. and seconded by Karon Ivery to approve the Sales Ratio Study for 2025. All approved and the motion passed unanimously. See attached document 2024 Sales Ratio Study, August 12, 2025, for additional information.**

**During new business, a motion was made by Paul McDuffie and seconded by Karon Ivery to approve the August 2025 Car Appeals. All agreed and the motion passed unanimously.**

**Car Appeal approved was as follows:**

| <b>Name</b>               | <b>Year/Make/Model</b>       | <b>Suggested Value</b> |
|---------------------------|------------------------------|------------------------|
| • <b>Frannie Seibert</b>  | 2011 Ford F150               | \$2,500                |
| • <b>Julianne Vanzile</b> | 2006 Chevy Silverado 1500 HD | \$3,500                |
| • <b>Justin Ownes</b>     | 2014 Ford LGT STX 4X         | \$5,000                |
| • <b>Nathan McKenzie</b>  | 2001 Nissan Frontier         | \$1,350                |

**During new business, a motion was made by John Shaver, Sr., and seconded by Karon Ivery to approve the August 2025 Veteran Exemptions for Samuel Jorgensen, Parcel 97A-105-3 and Christopher Robinson, Parcel 49-51-1, both for tax year 2025. Below are the parcels approved for tax year 2026. The motion also closed out the appeal for Kawanza Green, Parcel 97C-250. All agreed and the motion passed unanimously. See attached spreadsheet Veteran Exemptions, August 28, 2025, for additional information.**

- Michael Blocker, Parcel 101A-50
- Timothy Dean, Parcel 97B-77
- Kawanza Green, Parcel 97C-250
- Carl Jackson, Parcel 54-27-2
- Brian Murphy, Parcel 98-1-6

**During new business, a motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the August 2025 Homestead Exemptions for tax year 2025. This motion also closed out parcels under appeal to apply for homestead. All agreed and the motion passed unanimously. See below and the attached spreadsheet Homestead Exemptions, August 28, 2025, for additional information.**

|                          |          |               |
|--------------------------|----------|---------------|
| • <b>James Byrd</b>      | 39-12-6  | Appeal closed |
| • <b>Gene Formyduval</b> | 100B-2   | No appeal     |
| • <b>Lee Knight</b>      | 163-6-4  | No appeal     |
| • <b>Dustin Lopez</b>    | 54-34-24 | Appeal closed |
| • <b>Linda Puccio</b>    | 83-53-3  | Appeal closed |
| • <b>Louis Santo</b>     | 28-18    | No appeal     |

- Darryl Strickland 38-16-2 Appeal closed
- John Westberry J21-17 Appeal closed

**During new business, a motion was made by Paul McDuffie and seconded by Karon Ivery to approve the 2025 Conservation Use Assessment (CUVA) & Forest Land Protection Act (FLPA) Applications. This motion also closed out the parcels under appeal to add Conservation. All agreed, and the motion passed unanimously. See below and attached spreadsheet 2025 Conservation Applications, August 28, 2025, for additional information.**

|                                       |      |         |               |
|---------------------------------------|------|---------|---------------|
| • Michelle & Latrisa Q                | CUVA | 556-27  | No appeal     |
| • Elizabeth Pittman                   | CUVA | 59-20-6 | Appeal closed |
| • Mechelle Warren & Darryl Strickland | CUVA | 38-16-1 | Appeal closed |
| • Weyerhaeuser                        | FLPA | 71-1-9  | Appeal closed |
| • Olin Wooten                         | FLPA | 88-37   | Appeal closed |

**During new business, a motion was made by Paul MuDuffie and seconded by John Shaver, Sr. to approve the August Exempt Property Corrections for Starling Farms, P813574 for tax years 2022-2025, excluding tax years 2018-2021. All agreed and the motion passed unanimously. See attached spreadsheet ACO's without appeal-Exempt Property Correction, August 28, 2025, for additional information.**

**During new business, a motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the Exemption Correction for Vickie Harvey, parcel 46-32-1 for tax year 2025. Vickie Harvey reserves life estate on property, therefore the school tax exemption stays on the parcel. All agreed and the motion passed unanimously. See attached spreadsheet ACO's without Appeal-Exemption Correction, August 28, 2025, for additional information.**

**During New business, a motion was made by John Shaver, Sr. and seconded by Karon Ivery to approve the August 2025 ACO's without Appeal-Name Corrections for Tax Year 2025. All agreed and the motion passed unanimously. See below and attached spreadsheet ACO's without Appeal-Name Correction, August 25, 2025, for additional information.**

| <u>Transfer To</u> | <u>Transfer From</u> | <u>Parcel</u> | <u>Years</u> |
|--------------------|----------------------|---------------|--------------|
| • Terry Gallman    | Katie Dixon Proctor  | 59-7-5        | 2023-2025    |

|                             |                                    |          |           |
|-----------------------------|------------------------------------|----------|-----------|
| • Barbara Hand              | John Blanton                       | MH-7754  | 2023-2025 |
| • John Hilton Oliver        | Logan Holdings Properties LLC      | 53A-56   | 2024-2025 |
| • Stephen Parker            | CAM Investments Properties LLC     | 165A-5   | 2025      |
| • Michael & Stevi Westberry | Krystal Manning & Kenneth Sullivan | MH-11299 | 2025      |

**During new business, a motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the 2025 ACO without Appeal-No Value Change for Christopher Costa, parcel 99-4, and Kathryn Yabarra & Johnnie Goss, Parcel 80-1-5. Both Parcels Conservation Use (CUVA) was approved at the July 24,2025 meeting; the Tax Assessors office had to gather correct soils to apply to the parcels, which was after the Notice of assessments went out. So, an Account Change order (ACO) had to be created and approved to change the CUVA Exemption value, no value change to the FMV. All agreed and the motion passed unanimously. See attached spreadsheet ACO's without Appeal-No Value Change, August 28, 2025, for additional information.**

**During New business, a motion was made by John Shaver, Sr. and seconded by Karon Ivery to approve the August 2025 ACO's without Appeal-Not on Digest items listed below. All agreed and the motion passed unanimously. See attached spreadsheet ACO's without Appeal-Not on Digest, August 28, 2025, for additional information.**

|                     |         |           |
|---------------------|---------|-----------|
| • Planet Bounce     | P814561 | 2023-2025 |
| • Stanley Farms LLC | 34-4-1  | 2025      |

**Disclaimer: Paul McDuffie left the meeting; All agreed after includes only Karon Ivery, John Shaver, Sr., and Bill Parker.**

**During new business, a motion was made by Karon Ivery and seconded by Monica O'Quinn to approve the August 2025 Appeals without ACO-Exemptions for tax year 2025. All agreed and the motion passed unanimously. See attached spreadsheet Appeals without ACO-Exemptions, August 25, 2025, for additional information.**

**During new business, a motion was made by John Shaver, Sr. and Karon Ivery to approve the ACO's without Appeal -Value Changes as listed below with the exceptions to any years requested prior to tax 2022 and the accounts noted below. All agreed and the motion passed unanimously. See attached**

**spreadsheet Aco's without Appeal-Value Changes, August 28, 2025, for additional information.**

| <b>Name</b>                              | <b>Parcel</b>              | <b>Approved</b>    | <b>Not approved</b> |
|------------------------------------------|----------------------------|--------------------|---------------------|
| • <b>Landon Crawford</b>                 | P140263                    | 2022-2025          | 2016-2021           |
| • <b>Mandy &amp; Johnny Drake</b>        | 111D-95                    | 2024-2025          | N/A                 |
| • <b>Mark Kidd</b>                       | P153130                    | 2022-2025          | 2016-2021           |
| • <b>Martin Paul</b>                     | P814329                    | 2022-2023          | N/A                 |
| • <b>Randy Roberson</b>                  | P129832                    | 2022-2025          | 2018-2021           |
| • <b>Stanley Farms LLC</b>               | 34-4                       | 2022               | N/A                 |
| • <b>Raymond Meyers</b>                  | 34-4                       | 2025               | N/A                 |
| • <b>Ruby Nell Manning</b>               | 86-45                      | 2022-2025          | N/A                 |
| • <b>Barbara Mauldin</b>                 | P143082                    | 2022-2025          | 2015-2021           |
| • <b>Darrell &amp; Pamela Wasdin</b>     | J23-54-2                   | 2025               | N/A                 |
| • <b>Steven E Williams</b>               | P140599                    | 2022-2024          | 2016-2021           |
| • <b>Frankie Bailey</b>                  | 83-53-5                    | 2022-2025          | 2020-2021           |
| • <b>Barber &amp; CO</b>                 | P1011036                   | 2023-2025          | N/A                 |
| • <b>CH Investments</b>                  | MH-7460                    | 2024-2025          | N/A                 |
| • <b>Father &amp; Sons Construction</b>  | P148282                    | 2022-2025          | 2016-2021           |
| • <b>Terry Gallman</b>                   | 59-7-8                     | 2023-2025          | N/A                 |
| • <b>Dalton L Grantham</b>               | 122-15-BO                  | 2022-2025          | 2012-2021           |
| • <b>David Grantham</b>                  | MH-12485                   | 2024-2025          | N/A                 |
| • <b>Headley Family Medicine</b>         | P812385                    | 2022               | 2021                |
| • <b>Jumping June Bugs</b>               | P814109                    | 2023-2025          | N/A                 |
| • <b>Robert Kennedy</b>                  | P813505                    | 2022-2025          | N/A                 |
| • <b>David Landon</b>                    | 84-124-2                   | 2022-2025          | N/A                 |
| • <b>Tressie Laxton</b>                  | 98-24-2                    | 2022-2025          | 2021                |
| • <b>Mansfield Logging</b>               | P813322                    | Excluded from list | 2021-2022           |
| • <b>Lalah Pitts</b>                     | P813172                    | 2022-2025          | 2016-2021           |
| • <b>Virginia &amp; Joseph Robertson</b> | 40A-3, 40A-4, 40A-5, 40A-6 | 2025               | N/A                 |

**Mansfield Logging was not approved for either years 2021 or 2022. The documents provided did not support the business being closed. Property owner also had previously, years 2018 & 2020 sent in a Personal Property Return signed.**

**During new business, a motion was made by John Shaver Sr. and seconded by Karon Ivery to approve the July 2025 Appeals-No Value Change-Appeal Closeout for Clary S M 2, parcel 54-26-1, appealed to apply CUVA, was approved at January 2025 meeting. Approval to close out Appeal. Parcel 70-24, Amanda Farmery appealed to apply for CUVA, purchased property after January 1, 2025, therefore property does not qualify for CUVA. All agreed and the motion passed unanimously. See attached spreadsheet Appeals-No Value Change-Forward to BOE, August 28, 2025, for additional information.**

**During new business, a motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the August 2025 Appeals without ACO's-Withdrawn for Rayonier Resources LP, parcels 44-2, 61-48, and 94-9, appealed to make sure we had parcels under QTP. We emailed an updated Property Record Card (PRC), and they withdrew their appeals. All agreed and the motion passed unanimously. See attached spreadsheet ACO's without Appeals-Withdrawn, August 28, 2025, for additional information.**

**During new business, a motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the Appeals without ACO's-Appeal Waiver and Release for Drew Edward Ellington and Tally Peek, parcel J27-15, for tax year 2025. All agreed and the motion passed unanimously. See attached spreadsheet Appeal Waiver and Release, August 28, 2025, for additional information.**

**During new business, a motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the August 2025 Appeals -Value Change-30-day Notice for tax year 2025. All agreed and the motion passed unanimously. See below and attached spreadsheet Appeals-Value Change-30 Day Notice, August 28, 2025, for additional information.**

• Henry & Pamela Coley 59-21-1

• Henry & Pamela Coley 59-21-22

• Sonya Jones MH-4654

• Victor S Peek 84-78-1

- Richard & Carolyn Trull O8-5

**During other business, Chairman Bill Parker informed the board that the next regular board meeting is Thursday September 25, 2025 @ 11 a.m. and September 10, 2025, will be for interviews, starting at 9:30 a.m.**

**A motion was made by John Shaver, Sr., and seconded by to adjourn the Karon Ivery meeting. All agreed, and the motion passed unanimously.**