

Wayne County Board of Tax Assessors

Minutes of Monthly Meeting

FINAL

September 25, 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

Chairman Bill Parker called the meeting to order.

A motion was made by John Shaver, Sr., and seconded by Karon Ivery to approve the September 25, 2025, agenda with changes listed below. All agreed, and the motion passed unanimously.

- **Move: Visitors to line number 3 from line number 4, before approval of August 28, 2025, minutes.**
- **Move and change: 6b. to 3a. Anderson CUVA breach & previous splits contested.**
- **To add: September 16, 2025, Executive Session meeting minutes under 4a. August 28, 2025, meeting minutes for approval of minutes**

During the Visitors portion of the meeting, members of the Anderson family were present to discuss the CUVA Breach without penalty on Parcel 112-38 and 112-38-INC due to the death of two owners. It was also discussed and decided that the previous split of 112-38 for 2025 will be reversed and the tract combined back to its original state, as the split did not have the approval of all with ownership interest. A motion was made by Monica O'Quinn and seconded by John Shaver, Sr. to have Interim Chief Appraiser Kim Wilson write a letter to those instructions along with the new 2025 Notice of

Assessment for the rejoined property. All agreed and motion passed unanimously.

A motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the August 28, 2025, meeting minutes with the corrections listed below. All agreed and the motion passed unanimously, all agreed, excluding Paul McDuffie who stepped out before the vote. See attached corrected August 28, 2025, meeting minutes.

- **Correcting ‘incompliance’ to say ‘in compliance’**
- **Changing ‘her’ in paragraph one, page 2 to ‘applicant’**
- **Correct Assistance to Assistant**
- **Capitalize ‘Board’**
- **Correct the capitalization of ‘Contract’ and ‘Signed’ to contract and signed.**
- **Add ‘John Shaver’ in blank in fourth paragraph.**
- **Correct the capitalization of ‘Parcels’ to parcels**
- **During new business paragraph, replace John Shaver, Sr., with Monica O’Quinn**

During unfinished business, Chairman Bill Parker informed the Board that there has not been a decision on the Chief Appraiser Position yet.

During unfinished business, Chairman Bill Parker informed the Board that the Commercial Appraiser Job Position posting is now closed without an applicant, the position is still open.

During unfinished business, Chairman Bill Parker informed the Board that the Deputy Chief Appraiser position has been reposted and will run for two weeks.

During unfinished business, Chairman Bill Parker informed the Board that the Appraiser Position, which was advertised and had no applicants, has been reposted and as received one applicant at this time.

During unfinished business, a motion was made by John Shaver, Sr. and seconded by Karon Ivery to approve the acreage correction to Parcel 7-7-1 from 79.53 acres to 72.53 acres for tax years 2023-2025. The seven acres removed from the 79.53 acres is taxed in Appling County. See attached documents for additional information.

During unfinished business, a motion was made by Karon Ivery and seconded by Paul McDuffie to approve the ACO’s without Appeal -Value Changes as

listed below to correct the exceptions made to exclude tax years prior to tax year 2022 during the August 28, 2025, meeting. Tax sale accounts with incorrect information need to be corrected for all years that are incorrect to assist the Tax Commissioner with cleaning up her books/accounts. All agreed and the motion passed unanimously. See attached spreadsheet Aco's without Appeal-Value Changes-September Tax Sale, September 25, 2025, for additional information.

Name	Parcel	Approved
• Landon Crawford	P140263	2016-2021
• Mark Kidd	P153130	2016-2021
• Randy Roberson	P129832	2018-2021
• Barbara Mauldin	P143082	2015-2021
• Steven E Williams	P140599	2016-2021
• Frankie Bailey	83-53-5	2020-2021
• Father & Sons Construction	P148282	2016-2021
• Dalton L Grantham	122-15-BO	2012-2021
• Headley Family Medicine	P812385	2021
• Tressie Laxton	98-24-2	2021
• Mansfield Logging	P813322	2021-2022
• Lalah Pitts	P813172	2016-2021

During unfinished business, Interim Chief Appraiser Kim Wilson provided the Board with the 100% Veteran Exemption Count of 2,283 as of AY2025 as requested by the Board. See attached documents for additional information.

During new business, a motion was made by Monica O'Quinn and seconded by Karon Ivery to approve to send the Intent to Breach for Parcel 34-4, Raymond Meyers. 2024 deed split to create 34-4-1, was corrected at the August 28, 2025 meeting, which caused the CUVA to be a Breach, and need approval to send the letter to the owner Raymond Meyers of Parcel 34-4 and Stanley Farms of Parcel 34-4-1. During this 30-day period, Stanley Farms can continue the CUVA and keep the entire parcel from being breached. All agreed and the motion passed unanimously.

During new business, a motion was made by Karon Ivery and seconded by Monica O'Quinn to approve the September 2025 CUVA Breach without Penalty for Marianne Madray and Annette Metts, Parcel 69-45-5 due to death

of owner for tax year 2026. All agreed and the motion passed unanimously. See attached spreadsheet CIVA Breach without Penalty, September 25, 2025, for additional information.

During new business, a motion was made by John Shaver, Sr. and seconded by Paul Mcduffie to approve the September 2025 Veteran Exemptions with the corrections to line item 5 'Dury to Drury'. All agreed and the motion passed unanimously. See below and the attached spreadsheet Veteran Exemptions, September 25, 2025, for additional information.

• James Harris	23-10-11	2025
• Ralph Maddox	S1-1	2025
• Jonathan Beasley	83-53-13	2026
• Daniel Culver	86-60-6	2026
• Charles Drury	123-23-2	2026
• Daniel Lee Gilleon	82-28-2	2026

During new business, a motion was made by Monica O'Quinn and seconded by John Shaver, Sr. to approve the September 2025 Veteran Exemption Denial for Doreen Stivender, Parcel 155-1. Her deceased husband received disability pension, it was not service connected, therefore she did not qualify for Veteran Exemption. All agreed and motion passed unanimously. See attached Spreadsheet Veteran Exemption Denial, September 25, 2025, for more information.

During new business, a motion was made by John Shaver, Sr. and seconded by Karon Ivery to approve the September 2025 Exempt Property Corrections listed below. All agreed and the motion passed unanimously. See attached spreadsheet ACO's without appeal-Exempt Property Correction, September 25, 2025, for additional information.

• Wayne County-William Blocker	J13-82	2025
• Wayne County-Seth Andrews	J8-55	2025
• Wayne County-Willie Mae Adams	J9-50-5	2025
• Wayne County-	J78-51-3	2025
• Wayne County -John Jones	J7-64	2025

During new business, a motion was made by John Shaver, Sr. and seconded by Karon Ivery to approve the Exemption Correction for tax year 2025. All agreed and the motion passed unanimously. See below and attached spreadsheet ACO's without Appeal-Exemption Correction, September 25, 2025, for additional information. Paul Mcduffie was not in the room to vote; All agreed excluding his vote.

• Dennis Crowe	110G-84	2025
• Vicki Head	58-4-4	2025
• Angela Lodge	84-98	2025
• Brenda Westberry	72-71	2025

During New business, a motion was made by Karon Ivery and seconded by John Shaver, Sr. to approve the September 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, September 25, 2025, for additional information.

• Vikas & Hetalban Patel	111C-15	2025
• Daniel & Billie Shuckhart	MH-7754	2025

During New business, a motion was made by John Shaver, Sr. and seconded by Monica O'Quinn to approve the September 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, September 25, 2025, for additional information.

• 5 Oaks Farm North LLC	154-1-1	2023-2025
• Dario Cruz	MH-13087	2024-2025
• Robin Madray	MH-130109	2023-2025
• Gerald Riddle	MH-13112	2023-2025
• Leeanne Strickland	32-31-2	2025

During new business, a motion was made by Monica O'Quinn and seconded by Karon Ivery to approve the September 2025 ACO's without Appeal-Tax District Corrections for Colby & Nancy Dent, Parcels J24-59-1 & J24-59-2, with correcting line items 1 and 2 'Coly to Colby'. All agreed and the motion passed unanimously. See attached corrected spreadsheet ACO's without Appeal-Tax District Corrections, September 25, 2025, for additional information.

During new business, a motion was made by John Shaver, Sr. and seconded by Monica O’Quinn to approve the September 2025 ACO’s without Appeal-Value Changes listed below with spelling corrections. Accounts with years prior to AY22 are on the tax sale list, and corrections can be corrected for those years. It does not count as a refund, but as correcting an error. All agreed and the motion passed unanimously. See attached spreadsheet ACO’s without Appeal-Value Change, September 25, 2025, for additional information.

• BMMSC Orchard	154-1	2023-2024
• David Keith 2	P256100	2023-2024
• Artie Nolan	P131649	2022-2024
• Allen & Tricia Wade	85-34	2024-2025
• Janice Glenn	55-34-12	2019
• Greg Allen Electric, LLC	P812970	2020-2024
• Jeff Lewis	P150820	2024
• Maybank Partners	54-34-51	2025
• Daniel & Allison Mercardo	54-34-20	2025
• Moly John Land CO LLC	32-31	2024-2025
• Kathryn Tworek	54-72-5 & 54-72-4	2023-2025

During new business, a motion was made by Karon Ivery and seconded by Monica O’Quinn to approve the September 2025 Appeals-No Value Change-FWD to BOE with the removal of Parcel 82-61, Jan Graham for tax year 2025. All agreed and the motion passed unanimously. See attached spreadsheet Appeals-No Value Change-FWD to BOE, September 25, 2025, for additional information.

During new business, a motion was made by John Shaver, Sr. and seconded by Monica O’Quinn to approve the Appeals without ACO’s- Appeal Waiver and Release for Justin Owens, Car Appeal #3664 and Frederick Bishop, Parcel J30-40, for tax year 2025. All agreed and the motion passed unanimously. See attached spreadsheet Appeal Waiver and Release, September 25, 2025, for additional information.

During new business, a motion was made by Monica O’Quinn and seconded by Karon Ivery to approve the September 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, September 25, 2025, for additional information.

• Frederick Bishop	J30-40
• Paul Harris	18-5-1
• Janet Hollingsworth	38-33-1
• Curtis Overstreet	135-20-3/MH-9490
• Kimberly Riggs & Shannon Cribbs	98-2
• Derrick & Melody Sinclair	32-34
• Thornton Egg Farm & Wendy Thornton	8-35-1
• James E Vann	111-9
• Kathryn Yabarra & Johnnie Goss	80-1-5

During other business, Vice Chairman Monica O’Quinn requested that the current Wayne County Tax Assessors Office Policy and Procedures, along with any samples from other counties, to be emailed to the Board members.

During other business, Chairman Bill Parker requested Interim Chief Appraiser Kim Wilson to create a procedure for Plats and Splits.

During other business, the issue of mailing Notice of Assessments to all owners was discussed and it was determined, as with surrounding counties and advice from the Department of Revenue (DOR), that the person and address listed on the most recent PT-61 will continue to be the person to receive mailings. Additional Property Owners can contact the office for a copy of the Notice of Assessment and will continue to be posted as a link on the Wayne County qPublic property record page.

During other business, Chairman Bill Parker asked to make sure that the Board of Assessors were on the Wayne County Commissioner Meeting agenda for their next meeting to discuss plan of priorities and personnel.

During other business, Chairman Bill Parker informed the board that the next regular board meeting is Thursday October 30, 2025, at 11 a.m.

A motion was made by Karon Ivery and seconded by John Shaver, Sr., to adjourn the meeting. All agreed, and the motion passed unanimously. Vote excluded Paul Mcduffie, who already left the meeting.