

Charlton County Board of Assessors
Regular Meeting Minutes
Commissioners Conference Room
68 Kingsland Drive, Suite B
Folkston, GA 31537
Tuesday, May 12, 2026
6:00 PM

5/12/2026 - Minutes

1. Call to Order

The meeting was called to order at 6:00 PM.

Present were, Chairman Gary Tippins, Board Members Yolanda Carter, Lisa Taylor, Chief Appraiser Laurie Thomas, and Tax Assessor Clerk Aimee Carlisle.

No one is absent.

All guests are recorded hereafter.

2. Invocation

The invocation was led by Carter.

3. Approval of Agenda

Chairman Tippins motioned to approve the May Agenda. Board Member Carter seconded

4. Approval of Minutes

The minutes were read over. Chairman Tippins motioned to approve the minutes from the March meeting. Board Member Carter seconded the motion to approve.

A. March Minutes

5. ACO's

The ACOs were explained by Chief Appraiser Thomas. Chairman Tippins motioned to approved, Board Member Carter seconded the motion to approve.

A. May ACOs

6. Homesteads/ VA Exemption

Homesteads were discussed and verified, Chairman Tippins motioned to approve, Board Member Carter seconded the motion.

A. May Homesteads

7. CUVA's

Cuvas were looked over and discussed. Chairman Tippins motioned to approve, Board Member Carter seconded.

A. May CUVAs

8. Motor Vehicle Appeals

There is no motor vehicle appeals.

9. Chief Appraiser Report

Thomas stated that we are at 35% of the budget, but we're over on uniforms. Caveat is next week. We discussed whether the class situation was sorted out. Also noted that Aimee's exam is scheduled. Tippins stated that this conversation also covered the Financial Report.

10. Financial Report

A. Financial Report Updated May 7, 2026

11. Staff Questions & Answers

A question was asked when to put houses being built in the system.

Tippins mentioned putting it on as soon as a permit is bought, and changing the percentage throughout the year as it is completed.

Discussed Board member Lisa Taylor's classes to be taken. Mentioned that we are waiting til the new schedule comes out to be able to schedule them because of the current classes being full.

12. Executive Session

No call for executive session.

13. Adjourn

Chairman Tippins called for the meeting to be adjourned at 617 pm.

Board member Carter seconded the motion.

Gary Tippins, Chairman

Aimee Carlisle, Tax Assessor Clerk

Charlton County Board of Assessors
Regular Meeting Minutes
Commissioners Conference Room
68 Kingsland Drive, Suite B
Folkston, GA 31537
Tuesday, March 10, 2026
6:00 PM

3/10/2026 - Minutes

1. Call to Order

The meeting was called to order at 6:19 PM.

Present were Chief Appraisor Laurie Thomas, Chairman Gary Tippins, Board Member Yolanda Carter, Tax Assessor Clerk Aimee Carlisle,

All guests are recorded hereafter.
Paul Kulwick

2. Invocation

6:19 The invocation was led by Member Carter.

3. Approval of Agenda

Gary motioned to approve the agenda for March 10.
Member Carter seconded the motion.
The agenda was approved.

4. Approval of Minutes

6:20 Chairman Tippins asked about the Gibson homestead.
Aimee mentioned she had called both the husband and wife and there was no response from either.
Tippins motioned to deny their Homestead and Carter seconded the motion.
Gary motioned to approve the minutes from the February 10th meeting. Carter seconded the motion.

A. Feb 10th Minutes.

5. ACO's

6:23: Laurie mentioned pages 3,4, and most of 5 are public utilities. The Real property ACOs follow there after on the rest of page 5 and pages 6 through 8. The reasons for changes were discussed.
Tippins motioned to approve the ACOs.
Carter seconded the motion.
motion passed. Homesteads were apporved.

A. 2026 MARCH ACOS

6. Homesteads/ VA Exemption

6:31: Tippins asked if we verified if everything was correct on the Homesteads and if we took the Gibson homestead out. Tax Clerk Carlisle replied with yes. Tippins motioned to approve. Carter seconded the motion.

Homesteads were approved.

A. MARCH HOMESTEADS

7. CUVA's

633: Cuvas were discussed. Tippins motioned to approve. Carter seconded the motion. Conservations were approved.

A. MARCH CUVA APPLICATIONS

8. Motor Vehicle Appeals

There are no motor vehicle appeals.

9. Chief Appraiser Report

No report was given.

10. Financial Report

634: Chief Appraiser Thomas mentioned that the budget is at 17%. Uniforms went over by \$18. GMASS budget was discussed regarding how they were getting paid. It was mentioned we receive monthly bills from them. The communications were mentioned to be office phones.

A. MARCH FINANCIAL REPORT

11. Staff Questions & Answers

635 Discussion on Caveat. Chief Appraiser Thomas is registered. She is trying to register Chairman Tippins for Caveat.

Guest Paul asked about the 62 homestead exemption and when you can apply, and when it takes effect. Guest Paul requested 2-sentence information for the newspaper about how the homesteads work. He also mentioned the Board of Education's discussion on communication for getting information to him. Chairman Tippins and Guest Paul discussed the fire at the south end of the county. Guest Paul asked for a recommendation of who might be able to take him to see the damage from the previous fire on 301. Tippins mentioned C.L. could take him to explore the damage that was done.

12. Executive Session

No need for executive session.

13. Adjourn

Tippins made a motion to adjourn the meeting. Carter seconded the motion. The motion was carried unanimously.

The meeting was adjourned at 6:39 pm.

Gary Tippins, Chairman

Aimee Carlisle, Tax Assessor Clerk

2026 BOA MEETING

ACO'S REPORT

[illegible]

2026 HOMESTEADS

MAP/ PARCEL	NAME	ADDRESS	REG	62	65	N3	N4	VA
0114-020-002	ABERCROMBIE, CASON	18345 HWY 301	X					
0138A-002	ANNETTE, OTTO	129 MONCIE JOHNS RD				X		
0121-032-002	AUSTIN, DYLAN	27 DEER RUN RD	X					
H013-089-001	BACK, KELSIE	116 PEACH ST	X					
F013-016	BATTLE JOIE	353 DIXIE LAKE RD				X		
0072-017-0 01	BROOKS, KELLY	5834 SPANISH CREEK RD		X				
H013-120	BROWN, JOSEPH	177 OHIO ST			X			
0135B-021	COLEMAN, LAVERNE	88 AZALEA AVE					X	
0134-054-003	COLLIER, MARCUS	649 SPRING LAKE DR	X					
0119-066-003	CONNER, ERINDEL	504 HAROLD WHITE RD	X					
0134C-033	CRAVEN, LOUISE	130 WINDWARD WAY DR		X				
0135K-024	CUTILLO, FRANK	486 DALLAS CIRCLE	X					
0141-002-002	DEVEAU, RANDY	179 W MAGNOLIA ST	X					
0120A-005-001	DUMAS, BRIAN	219 WIREGRASS RD	X					
0097-004-001	DYBALSKI, KOLBY	17 LATRELL LN	X					
0131-004-026	EADY, ALYSSA	19 QUAL RUN RD	X					
0042-039-002	FEAGLE, DUSTIN	2929 FARLEY BURNS RD	X					
0099-028-042	FORBES, MATTHEW	1530 OLD TRADERS HILL RD		X				
0097-002-003	FORD, KYLE	1084 IRA CREWS RD	X					
0097C-033	GIBBS, HARRY	107 UNION ST		X				
H012-001-001	GREENWOOD, JACOB	651 BOULEVARD ST	X					
F023-042	HERNANDEZ, ARMANDO	86 PADGETT ST					X	
0072-003-003	HULING, CHRISTOPHER	543 CREEKSIDE DR			X			
0141-002-005	JACOBS, JAMES	91 THREE PINES TRL					X	
F020-014	JORDAN, ANNE	3088 MAIN ST					X	
0134-009-001	KIGHT, BRANTLEY	378 MILL BRANCH RD	X					
0131B-022	LEWIS LAURA	387 ROSA PARKS RD				X		
0135F-003-001	LLOYD, RENISE	57 LAKEWOOD DR		X				
0107-017-004	LLOYD, WILLIAM	823 DAWSIE CREWS RD	X					
H014-029-002	MCCULLERS, GOLDIE	372 E HAZEL ST					X	
0019A-002-004	MILLARD, SOPHIA	847 FARM RD	X					
0107-017-003	MOCK, KEVIN	969 DAWSIE CREWS RD			X			
0043A-003	MORRIS, BROOKE	162 FLICKER LANE	X					
0138-006	MYERS, JAMES	394 LAVENDER RD				X		
0082-009	NETTLES, MICHAEL	498 BUCKSHOT RD			X			
0099-002-002	O'QUINN, JOHN	1295 MATTOX RD			X			
0135-001-014	PABST, CHRISTOPHER	58 J M JACKSON RD	X					
0099A-037	PETTERSON, ROBERT	181 TRADERS HILL RD		X				
0134C-043	POWELL, AMANDA	14 GALLOWAY DR	X					
0130-007-002	RENSHAW, DONALD	631 BM PRESCOTT RD					X	

[illegible]

2026 CUVA/FLPA APPLICATIONS

MAP/PARCEL	NAME	ACREAGE	NEW	RENEWAL	CONTINUATION
0099-032-009	BROOKS, PATRICK	12			X
0120-018	BRUSCHKE GENE	21.6			X
0042A-006	CARTER TIMERBLAND LLC	679.51			X
0071-026-002	COONER, JOE	65.1			X
0070-004	CREWS, DARRELL	253.52	X		
0006-008-001	CREWS, DARRELL	14.8		X	
0017-012	CREWS, JESSE	340.8		X	
0107-011-002	CREWS, JESSE	68.32		X	
0074-001	CROWTHER, CAROLYN	51.4		X	
0118-013	DUBBERS-ALBRECHT	366	X		
0132-006	DUBBERS-ALBRECHT	748	X		
0133-008	DUBBERS-ALBRECHT	1381.89	X		
0142-004	DUBBERS-ALBRECHT	143	X		
0021-002-001	DUONG LLC	32.83			X
0042-039-002	FEAGLE, DUSTIN	12.24	X		
0029-002-003	FISHER, DAVID	11.38			X
0071-011	GAINES, WILLIAM	13.21	X		
0029-002-001	GEIGER, MICHAEL	10			X
0143-002	GRIFFIN, BETTY	37.55		X	
0098-019-001	HARDEN, DEVON	208.23	X		
0029-002-006	ISHAM, ROBERT	10			X
0072-001-001	JOHNSON, ERIC	17.89		X	
0097-017-004	LEE, ANTHONY	9.9	X		
0080-004	LLOYD, MARCUS	27.05			X
0029-002-005	MILLER, ASHLEY	10			X
002-006	MURRAY, HERBERT	11.33	X		
0029-009-003	MURRAY, HERBERT	10.43	X		
0029-006-001	MURRAY, HERBERT	11.33	X		
0047-004-039	PAINTER, JARED	29			X
0074-001-001	POUNDS, GLORIA	18		X	
0130-007-002	RENSHAW	19.41	X		
0029-002-004	SHEPHERD ROBERT	15			X
0019-018	SIRK, KANSAS	7.26			X
0097-037	SPANISH CREEK	48.06	X		
0073-002-001	SPANISH CREEK	216.12		X	
0073-012-01	SPANISH CREEK	16.79		X	
0073-010	SPANISH CREEK	393.7		X	
0074-005-002	TAYLOR, RICHARD	88.76			X
0107-035-002	WILLIAMS, ERNEST	20.3			X
0110-001-002	WILLIAMS, IRENE	9.12		X	

0110-001-001	WILLIAMS, IRENE	40		X	
0110-013	WILLIAMS, IRENE	47.21		X	
0120-022-001	WILLINGHAM CARL	16.05			X

Charlton County Commissioners
2026 Detail Expenditure Year Analysis

May 7, 2026
08:32 AM

AS of: 05/07/26

Range of Accounts: 100-15500-00-0000 to 100-15500-53-1701

Include Cap Accounts: Yes
Skip Zero Activity: Yes

NOTE: This report includes ONLY activity originally Budgeted/Charged to Budget Year 6.
Prior Year Budgeted/Encumbered/Payable amounts rolled to Budget Year 6 have been EXCLUDED.

Account No	Description	Budgeted	Transfers	Encumber	Net Expd/Reimb	Payable	Balance YTD %Used
100-15500-00-0000	TAX ASSESSOR	95,000.00	0.00	0.00	32,152.46	0.00	62,847.54 34
100-15500-51-1100	SALARIES-APPRAISERS	5,000.00	0.00	0.00	0.00	0.00	5,000.00 0
100-15500-51-1113	SALARY - BOARD OF ASSESSORS	500.00	0.00	0.00	430.14	0.00	69.86 86
100-15500-51-1300	OVERTIME	7,688.00	0.00	0.00	2,258.41	0.00	5,429.59 29
100-15500-51-2200	FICA (SS/MED) EMPLOYER PORTION	2,500.00	0.00	0.00	0.00	0.00	2,500.00 0
100-15500-52-1100	OFFICIAL/ADMINISTRATIVE (CUVA/FLPA)	3,000.00	0.00	0.00	0.00	0.00	3,000.00 0
100-15500-52-1201	ATTORNEY FEES	2,000.00	0.00	0.00	1,447.60	0.00	552.40 72
100-15500-52-1301	COMPUTER EXPENSES	21,352.00	0.00	0.00	21,352.00	0.00	0.00 100
100-15500-52-2201	OPS/MAINT PUBLIC WEBSITE	2,600.00	0.00	0.00	934.92	4.99	1,665.08 36
100-15500-52-3200	COMMUNICATIONS	250.00	0.00	0.00	69.90	0.00	180.10 28
100-15500-52-3201	POSTAGE	500.00	0.00	0.00	325.00	0.00	175.00 65
100-15500-52-3300	ADVERTISING	1,500.00	0.00	0.00	18.88	0.00	1,481.12 1
100-15500-52-3401	COPY MACHINE & SUPPLIES	7,500.00	0.00	0.00	2,529.68	956.20	4,970.32 34
100-15500-52-3500	TRAVEL & TRAINING	4,000.00	0.00	0.00	326.64	0.00	3,673.36 8
100-15500-52-3600	DUES & FEES	135,000.00	0.00	0.00	39,366.65	7,833.33	95,633.35 29
100-15500-52-3850	CONTRACT SERVICES	1,200.00	0.00	0.00	926.42	0.00	273.58 77
100-15500-53-1101	OFFICE SUPPLIES	250.00	0.00	0.00	144.49	39.45	105.51 58
100-15500-53-1270	ENERGY-GASOLINE,DIESEL	500.00	0.00	0.00	518.04	0.00	18.04- 104
100-15500-53-1701	UNIFORMS	290,340.00	0.00	0.00	102,801.23	8,833.97	187,538.77 35
Control: 15500	Total	290,340.00	0.00	0.00	102,801.23	8,833.97	187,538.77 35
Fund: 100	GENERAL FUND Budgeted Total	290,340.00	0.00	0.00	102,801.23	8,833.97	187,538.77 35
Fund: 100	GENERAL FUND Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0.00 0
Fund: 100	GENERAL FUND Total	290,340.00	0.00	0.00	102,801.23	8,833.97	187,538.77 35
Final Budgeted		290,340.00	0.00	0.00	102,801.23	8,833.97	187,538.77 35
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0.00 0
Final Total		290,340.00	0.00	0.00	102,801.23	8,833.97	187,538.77 35