



# Oconee County Board of Tax Assessors

**Board of Tax Assessors**  
Dave Francis, Chairman,  
Wade Clark, Vice-  
Chairman  
Greg Hayes  
Hugh Larkey  
Jim Luke  
Carol Gurley, Secretary

**Minutes:** Oconee County Board of Tax Assessors  
May 8, 2018

**Members Present:** Dave Francis, Greg Hayes, Wade Clark, Hugh Larkey, Jim Luke & Carol Gurley (Secretary)

**Visitors Present:** Allen Skinner

- Dave Francis called the meeting to order, the motion was made by Hugh Larkey and the second was made by Greg Hayes
- The motion was made by Jim Luke and the second by Wade Clark to unanimously approve the minutes for April 17, 2018.
- The following CUV continuations were unanimously approved with the motion made by Hugh Larkey and the second by Jim Luke:

* A-01-059G	Scott & Mary Ann Clark	2012 – 2021	7.78 ac	Schedule F
* A-11-006EA	Chadwick Hargrove	2012 – 2021	39.37 ac	
* A-11-006E	“	2012 – 2021	10.00 ac	
* C-02E-018	Clinton & Rebecca Ashford	2017 – 2026	13.53 ac	
- The following 9<sup>th</sup> Year Renewals were unanimously approved with the motion made by Wade Clark & the second by Hugh Larkey:

* A-04-008M	Andrew Walls	13.74 ac	
* A-04A-003	William James	5.00 ac	Addendum
* A-04A-004	“	5.00 ac	
* A-08-019	Alice Pritchett	36.84 ac	
* B-07-013B	Russell McCommons	13.11 ac	
* B-09B-022	Lisa Clark	4.78 ac	Horses
* C-05-043AA	Larry & Angie Echols	8.65 ac	Addendum/C-05-043G - 17.37
* D-02B-005A	Malinda Adams	9.16 ac	Wildlife
- The 1.025 FLPA index for 2018 was unanimously approved with the motion made by Greg Hayes & the second by Jim Luke.
- The following CUV & FLPA 2018 schedules were unanimously approved with the motion made by Greg Hayes and the second by Wade Clark:

**\*CUV:**  
W1 = 1,154 W2 = 1,044 W3 = 942 W4 = 853 W5 = 786 W6 = 738 W7 = 696 W8 = 639 W9 = 580  
A1 = 1,695 A2 = 1,511 A3 = 1,344 A4 = 1,188 A5 = 1,065 A6 = 950 A7 = 852 A8 = 773 A9 = 696

**\*FLPA:**  
W1 = 1,154 W2 = 1,044 W3 = 942 W4 = 853 W5 = 786 W6 = 738 W7 = 696 W8 = 639 W9 = 580
- The State's 2018 Homestead Exemption for disabled veterans, surviving spouse & minor child. Surviving spouse of servicemen killed in action of \$81,080 was unanimously approved with the motion made by Wade Clark and the second by Hugh Larkey.

- The 2018 Freeport's were unanimously approved with the motion made by Wade Clark and the second by Hugh Larkey:

<b>Business Name</b>	<b>Account #</b>	<b>Total Value</b>	<b>Taxable Inventory</b>	<b>Freeport Inventory</b>	<b>Total Inventory</b>
Behavioral Safety Products	32728	\$ 975,665	\$ 23,951	\$ 922,714	\$ 946,665
Benson's Inc.	690	\$ 15,135,578	\$ 37,094	\$ 5,087,437	\$ 5,124,531
Caterpillar Inc.	33419	\$ 80,551,119	\$ 816,018	\$ 51,179,744	\$ 51,995,762
Custom Pits And Fabrication LLC	33642	\$ 231,895	\$ 5,200	\$ 59,097	\$ 64,297
Electrostatic Spraying Systems Inc.	2555	\$ 1,151,458	\$ 56,570	\$ 891,315	\$ 947,885
Nano Poly Tech Dba Ru-Wood Co.	6950	\$ 368,618	\$ 3,960	\$ 239,897	\$ 243,857
Nucraft Dental Arts Inc.	14095	\$ 1,809,557	\$ 37,298	\$ 1,287,140	\$ 1,324,438
Rpeptide LLC	31477	\$ 402,835	\$ 1,402	\$ 74,474	\$ 75,876
Southeastern Testing Laboratory Inc.	7490	\$ 367,272	\$ 248,989	\$ 82,997	\$ 331,986
Valve & Actuation Services LLC dba Chalmers & Kubeck - South	20510	\$ 3,444,893	\$ 1,000	\$ 2,942,169	\$ 2,943,169
Zoom Bait Company	8900	\$ 765,336	\$ 2,000	\$ 243,664	\$ 245,664

- The following 2018 Freeport was tabled for further review due to the \$0.00 taxable inventory:

Engineered Fabrications Inc.	2610	\$ 1,631,053	\$ 0	\$ 461,483	\$ 461,483
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- The following 2018 Absorption/Saturation Rate schedule for Real Property was unanimously approved with the motion made by Jim Luke and the second by Wade Clark.

Policy Number BOA 18

01 – 05	100%
06 – 10	94%
11 – 20	88%
21 – 40	80%
41 – 60	73%
61 – 80	70%
81 – 100	63%
101 – 120	56%
121 – 140	49%
141 – 160	42%
161 – 180	33%
181 – 200	28%

Jim Luke made the motion, however, he requested for further review of the compression of such a large reduction in saturation be given to owners who own a large amount of vacant lots in a single development. This, ideally, would help in the discouragement of larger subdivisions in the future.

- The Board unanimously agreed to go back three years and recover lost taxes on parcel B-02P-001AA. This lot was originally platted as a buildable lot. In 2005 a Conditional Use Permit was placed on the property to change it to an amenity lot. In 2017 the developer turned the empty lot over to the homeowners. The HOA has since decided they do not want to develop the lot for amenities; instead they would rather sell it. It has now been changed to a buildable residential lot, B-02P-071A. The total taxes due is \$1,564.12. The motion was made by Jim Luke and the second by Wade Clark.
- After no further business, the meeting was adjourned. The motion was by Wade Clark and the second by Greg Hayes.

Respectfully submitted,

Carol N. Gurley, Secretary