

Fulton County Board of Review

Julie A. Russell, Clerk/CCAO

Members: Samantha Braden, Steve Derenzy & Sam Swickard



Fulton County Board of Review

Meeting Place: Room 313, Fulton County Courthouse

Meeting Time: 8:30am

Date: February 26th, 2025

Call to Order– Meeting called to order at 8:30am by Member Derenzy

1. Roll Call – Member(s) Sam Swickard & Steve Derenzy, CCAO/Clerk Julie Russell and Canton TA John Turgeon.
2. Call for Additions/Deletions to and Approval of Agenda– Motion to approve the agenda by Member Derenzy, seconded by Member Swickard, all ayes followed.
3. Announcements, Communications and Correspondence - None
4. Public Comments - None

Members of the Public who wish to address the Board must provide the Chairperson with prior written notice of their intent to speak. The written notice shall identify the name and address of the speaker, as well as a short statement indicating the speaker's topic. Each citizen is limited to five (5) minutes. Citizen's remarks shall not exceed 30 minutes per meeting. One citizen per topic.

5. Approval of Previous Minutes - None
6. Old Business - None
7. New Business
 - a) Discussion/Action: 2024 Assessment Year Complaints (See Attached Docket of Hearings)

b) RECESS: The Board of Review will recess for lunch at approximately 12:00pm and resume hearings at approximately 1:00pm. – **Motion to Recess by Member Swickard, seconded by Member Derenzy. Hearings recessed at 12:00pm.**

Motion to resume hearings by Member Swickard, seconded by Member Derenzy. Hearings resumed at 12:50pm.

8. Adjournment – **Motion to adjourn by Member Swickard, seconded by Member Derenzy. Hearings adjourned at 3:43pm.**

February 26th, 2025				
Time	Docket #	Parcel Number	Appear?	Notes
8:45 AM	2024-000196	09-08-28-403-003	Yes	850 W. Old Locust St; Disagrees with value, used to have 2 mobile homes, garage has hole in roof; Doesn't feel the land is worth much
8:45 AM	2024-000197	09-08-28-403-007	Yes	840 W. Locust; Agreed with value
8:45 AM	2024-000198	10-09-06-100-005	Yes	29555 N. Turl Road; Agreed with value
8:45 AM	2024-000199	10-09-19-410-001	Yes	24945 N. Barker Drive; Agreed with value
8:45 AM	2024-000200	12-12-08-200-002	Yes	22662 N. County Hwy 2; Agreed with value
9:15 AM	2024-000246	09-08-26-114-020	AGREED	AGREED; CANCELED HEARINGS
9:30 AM	2024-000253	09-08-27-218-006	Yes	Feels the property value has been inflated for years; There is allegedly a lot less there than what we actually have assessed; (2800 sf vs. 1000 sf); Missing flashing, damage, porch falling in, damaged brick pillar.
9:45 AM	2024-000254	09-08-27-434-008	AGREED	AGREED; CANCELED HEARINGS
10:00 AM	2024-000251	09-08-27-126-016	DID NOT SHOW	DID NOT SHOW
10:15 AM	2024-000257	09-08-33-204-001	AGREED	AGREED; CANCELED HEARINGS
10:30 AM	2024-000250	09-08-27-116-016	DID NOT SHOW	DID NOT SHOW
10:45 AM	2024-000256	09-08-29-401-019	Yes	Sharon Brandon appeared; Said she spoke with the Canton TA; Questioning the age we have assigned to the building; No gravel around storage building; Main argument is political; Charges less for her storage bays than other storage companies; Her insurance has tripled, her loan interest rate has ballooned and made her payments go up; Storage Revenue for 2023 was "roughly" \$11,896. Current year storage, some are discounted for family members, some are vacant, will only make \$60 more per month this year. Expenses are for accounting work, insurance, phone service, purchasing checks for her checking account; Office supplies & postage were \$412.27; Interest on her loans were just over \$10,000 on her four properties, which is around \$2500 in interest on this property alone. Claims she is living off of \$60 per month from these storage facilities. Member Derenzy explained the comparables the County had showed that she was right in the center of "price per square foot".
11:00 AM	2024-000233	09-08-11-104-011	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000234	09-08-11-107-005	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000235	09-08-11-107-006	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000236	09-08-25-201-032	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000237	09-08-26-302-006	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000238	09-08-26-302-008	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000240	09-08-27-301-004	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000241	09-08-35-111-001	DID NOT SHOW	DID NOT SHOW

11:45 AM	2024-000020	09-08-26-118-002	AGREED	AGREED; CANCELED HEARINGS
1:00 PM	2024-000252	09-08-27-205-007	DID NOT SHOW	DID NOT SHOW
1:15 PM	2024-000075	09-08-25-201-012	Yes	Major runoff issues from adjacent properties; Basically a "creek" of mud and water runoff goes through this property everytime it rains a considerable amount.
1:30 PM	2024-000247	09-08-26-108-004	DID NOT SHOW	DID NOT SHOW
1:45 PM	2024-000079	09-08-26-330-039	DID NOT SHOW	DID NOT SHOW
2:00 PM	2024-000248	09-08-26-124-003	Yes	Ms. Harper appeared & agreed with the value as presented
2:15 PM	2024-000258	09-08-34-212-001	Yes	Ms. Skaggs appeared & agreed with the value as presented.
2:30 PM	2024-000245	09-08-22-211-006	Yes	The Flexer's appeared & agreed with the value as presented.
2:45 PM	2024-000094	13-13-17-407-011	AGREED	AGREED; CANCELED HEARINGS
3:00 PM	2024-000070	13-13-03-306-017	DID NOT SHOW	DID NOT SHOW
3:15 PM	2024-000062	13-13-02-106-002	DID NOT SHOW	DID NOT SHOW
3:30 PM	2024-000139	13-13-04-201-019	Yes	BOR preliminarily lowered to \$2,500 A/V; Mr. Lindsey claims it was never supposed to be sold, but he bought it when the golf course went by the wayside the first time; Said it's a valley/gulley for 300 yards; BOR changed to \$2000 A/V
3:30 PM	2024-000140	13-13-04-201-021	Yes	BOR preliminarily lowered to \$1,500 A/V; Owner agrees with value as presented.
3:45 PM	2024-000141	13-13-04-201-052	Rescheduled	Rescheduled to 2/28/25 at 8:45am