

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: March 4th, 2025

Phone Hearing Number: 1-309-205-3325 (US)

Meeting ID: 266 824 3556

Passcode: 03042025

Call to Order– Meeting called to order at 8:30am by Chairman Braden

1. Roll Call – Member(s) Steve Derenzy, Sam Swickard, & Samantha Braden, (CCAO/Clerk) Julie Russell, (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**
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 Chairman Braden.
Hearings recessed at 10:56 am.**

**Motion to resume hearings by Chairman Braden, seconded by
Member Derenzy. Hearings resumed at 12:30pm.**

8. Adjournment – **Motion to adjourn by Chairman Braden, seconded by
Member Swickard. Hearings adjourned at 3:38pm.**

March 4th, 2025				
Time	Docket #	Parcel Number	Appear?	Notes
8:45 AM	2024-000229	09-08-33-201-002	No Show	No Complaint; No Show
9:00 AM	2024-000230	09-08-34-203-001	AGREED	AGREED; CANCELED HEARINGS
9:00 AM	2024-000276	12-11-25-300-010	Yes	Troy Dunker; Appeared, BOR has preliminarily lowered the value, Mr. Dunker was happy to have information clarified and said he plans to pursue Conservation stewardship next year.
9:15 AM	2024-000231	09-08-34-402-027	AGREED	AGREED; CANCELED HEARINGS
9:30 AM	2024-000232	09-08-34-403-001	AGREED	AGREED; CANCELED HEARINGS
9:45 AM	2024-000011	09-08-27-410-003	AGREED	AGREED; CANCELED HEARINGS
9:45 AM	2024-000012	09-08-27-410-004	AGREED	AGREED; CANCELED HEARINGS
9:45 AM	2024-000013	09-08-27-410-026	AGREED	AGREED; CANCELED HEARINGS
9:45 AM	2024-000275	09-08-34-222-009	AGREED	AGREED; CANCELED HEARINGS
10:15 AM	2024-000180	09-08-15-205-004	Yes	Agreed and called in; Just wanted to make sure they needed to do nothing else.
10:45 AM	2024-000021	16-17-12-100-010	Yes	Carl & Kathy Spath;
11:00 AM	2024-000261	05-04-12-208-007	APPEARED	Rescheduled to 2/28/25
11:15 AM	2024-000262	09-08-10-401-001	APPEARED	Rescheduled to 2/28/25
11:30 AM	2024-000263	09-08-15-204-003	APPEARED	Rescheduled to 2/28/25
11:45 AM	2024-000264	09-08-10-401-008	APPEARED	Rescheduled to 2/28/25
1:00 PM	2024-000071	09-08-27-203-006	AGREED	AGREED; CANCELED HEARINGS
1:15 PM	2024-000136	09-08-34-216-028	Appeared	Canton Senior Living's Counsel tentatively agreed to the proposed amount by the CCAO & BOR; Waiting on City of Canton to approve
1:30 PM	2024-000270	09-08-25-301-017	Appeared via Phone	Their attorney appeared via Zoom. Fulton County offered a little over \$800K in A/V; Their attorney denied it. He said they were looking much more in the ballpark of the \$600K figure. CCAO Russell explained that the rent paid by Kroger is well below the regional average for price per square foot, including the amount paid by the former tenant (CVS). CCAO Russell also pointed out that they must use the "Market Rent" as opposed to the "Contract Rent". The Attorney for the City of Canton, Brittany Miller, whom was representing the City as an intervenor, also noted that they were objecting to the value proposed by the Appellant, and were in support of the value offered by the CCAO in comparison. The attorney for the Appellant stated that he would try to get additional information to CCAO Russell by the end of the following day, in order to possibly avoid a PTAB filing.
1:45 PM	2024-000202	19-20-27-300-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000203	19-20-28-300-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000204	19-20-29-400-002	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000205	19-20-31-200-005	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000206	19-20-31-400-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000207	19-20-31-400-002	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000208	19-20-32-100-002	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000209	19-20-32-200-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000210	19-20-33-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000211	19-20-34-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000212	23-24-01-400-002	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000213	23-24-12-200-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000214	23-25-03-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000215	23-25-04-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000216	23-25-05-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000217	23-25-06-100-003	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000218	23-25-06-300-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000219	23-25-07-200-003	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000220	23-25-08-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000221	23-25-09-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000222	23-25-16-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.

1:45 PM	2024-000223	23-25-17-100-002	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000224	23-25-18-200-002	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000225	23-25-20-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000226	23-25-20-200-002	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
1:45 PM	2024-000227	23-25-21-100-001	APPEARED	Julie Explained what their value proposal would be. They have tentatively agreed.
2:15 PM	2024-000066	09-08-27-214-027	Appeared via Phone	Chris Mullen, Attorney for the Appellant appeared via Zoom; Clerk/CCAO Russell explained that due to the lack of time to review the submitted appraisal, the BOR would be issuing a "No Change" for this property.
2:15 PM	2024-000067	09-08-27-214-028	Appeared via Phone	Same as above
2:30 PM	2024-000265	09-08-28-404-047	AGREED	AGREED & CANCELED HEARING
2:30 PM	2024-000266	09-08-27-441-002	AGREED	AGREED & CANCELED HEARING
2:30 PM	2024-000267	09-08-27-441-003	AGREED	AGREED & CANCELED HEARING
2:30 PM	2024-000268	09-08-34-232-001	AGREED	AGREED & CANCELED HEARING
2:30 PM	2024-000269	09-08-34-232-002	AGREED	AGREED & CANCELED HEARING
3:00 PM	2024-000048	13-13-17-300-009	Appeared via Phone	BOR granted request to roll value back to 2023 EAV.
3:00 PM	2024-000049	24-26-24-132-043	Appeared via Phone	Appellant accepted the preliminary offer of the Board of Review.
3:30 PM	2024-000187	08-07-25-400-007	Appeared via Phone	Continuance of original 2022 PTAB & BOR Filing on GGR
3:30 PM	2024-000188	08-07-36-200-002	Appeared via Phone	Continuance of original 2022 PTAB & BOR Filing on GGR
3:30 PM	2024-000189	08-07-36-200-003	Appeared via Phone	Continuance of original 2022 PTAB & BOR Filing on GGR
3:30 PM	2024-000190	09-08-30-300-003	Appeared via Phone	Continuance of original 2022 PTAB & BOR Filing on GGR
3:30 PM	2024-000191	09-08-31-100-003	Appeared via Phone	Continuance of original 2022 PTAB & BOR Filing on GGR
3:30 PM	2024-000192	13-13-01-100-005	Appeared via Phone	Attorney for the appellant stated that the "Contention of law" filing was based on the belief that the CCAO cannot revalue property outside of the quadrennial assessment year.