

AACA--MINUTES FOR OUR APRIL 21ST, 2010 MEETING AT MERRILL GARDENS

1. 10 members and 3 guests attended. Board members included: Kathy Glenn, Dick Lyons, Sandra Murray, Tom Reilly, Chris Martin, Jeff Turnage.
2. Our guest speaker was Calvin Hicks, the Chief Appraiser of Dekalb County's Property Appraisal Department.
3. The Dekalb County Board of Directors and Chief Executive Officer appoints a five member Board of Assessors. Primary areas of responsibility are taxes, also data management.
4. The PAD manages some 230,000 parcels now. History, size, neighborhood factors.
5. The PAD 2010 budget required sixteen positions out of seventy-four to be eliminated due to the economy. Their "early out" program was very successful--500 positions were to be removed, but over 800 employees left. The alternative would have been a reduction in force.
6. 2009 AD saw 8,000 returns filed. The PT 54 form is for what YOU think that your property is worth--the PAD can counter claim. 2009 AD saw 10,000 counter claims--2010 may see 18,000 to 20,000.
7. Audits: Georgia is a fractured assessment state. 40% mill age rates. 2010 should see another 5-6% property value drop in northern Dekalb County--values can drop some 40-50% in southern Dekalb County.
8. Market value occurs when you both a willing buyer and a willing seller. Local large numbers of foreclosures are dropping fair market value. Financial institutions don't care about market value--the amount of a bank's non-performing assets influences the amount of government money available. 80% of all loans must be guaranteed or insured to assure that banks will always make at least some money out of their loans.
9. Some Dekalb County subdivisions now look like "ghost towns." Vandals and thieves, then criminals further deteriorate these areas.
10. The PAD isn't perfect, but is customer service oriented, according to Calvin Hicks--it's pretty easy to appeal an assessment. Their activities form the fundamental basis of our way of life.

Please advise of any additions or corrections. Thanks!!

Tom Reilly,  
Secretary