The Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES OF THE REGULAR MEETING AND PUBLIC HEARINGS

Sept. 1, 2026

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle-Via Phone
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost - Absent

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Casey Frew, Attorney

Chairman Coffey called the Regular Monthly Meeting of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all other Commissioners Douglas and Hoyte present, Vice Chairman Biddle Via Phone and live streaming on our Facebook page.

PUBLIC HEARING TO REZONE FOR 501 LIBERTY HILL RD.

Chairman Coffey opened the Public Hearing at 9AM, he read the letter from Planning and Zoning, they recommended approval unanimously, for the 5-acre tract that was surveyed off to be rezoned from A1 to be rezoned to RR. He then gave the floor to speakers, there was one, the owners Jonathan & Kirsten Holbrook. Jonathan Holbrook spoke, he stated they wanted to rezone the property from A1 to RR so they could put a manufactured home to live on the property. No other speaker was there to speak for or against. No other comments from Commission, Motion to close made by Commissioner Hoyte, Seconded by Commissioner Douglas, the vote was unanimous, Commissioner Biddle also voted yay via phone, the hearing was closed at 9:07 am.

PUBLIC HEARING FOR A CUP AT 501 LIBERTY HILL RD

Chairman Coffey opened the Public Hearing at 9:07 AM, he then read the letter from Planning & Zoning, they voted unanimously again for approval for the conditional use permit, all criteria was met, the application was complete, the owners had 5 acres, a copy of the survey, the property record card, pending approval from the Commission it will be rezoned to RR. He then opened the floor for speakers, Mr. Holbrook stated he had already said everything at the rezone hearing, but could answer questions, Commissioner Hoyte had a question, if it had its own easement Mr. Holbrook stated yes, it does. Chairman Coffey asked if there was anyone else who wanted to speak for or against, there was not. Chairman Coffey and Vice Chairman Biddle thanked the Holbrooks for their patience with the rezone and conditional use permit process, and they know it has been a lot but they thank them for being so understanding throughout the whole process, and that the Commission is trying to make this better for everyone and easier. Motion to adjourn the public hearing made by Commissioner Douglas, Seconded by Commissioner Hoyte, the vote was unanimous, the hearing closed at 9:12 AM.

APPROVAL OF THE MINUTES OF THE AUG 4, 2026, REGULAR MEETING
Commissioner Hoyte made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous.

APPROVAL OF THE AUG 4, 2026, EXECUTIVE SESSION MINUTES
Commissioner Hoyte made the motion to approve the minutes as written. Seconded by **Commissioner Douglas**. The vote was unanimous.

APPROVAL OF THE AUG 24, 2026, WORK SESSION MINUTES
Commissioner Douglas made the motion to approve the minutes as written. Seconded by **Commissioner Hoyte**. The vote was unanimous.

APPROVAL OF THE AUG 24, 2026, EXECUTIVE SESSION MINUTES
Commissioner Douglas made the motion to approve the minutes as written. Seconded by **Commissioner Hoyte**. The vote was unanimous.

OPEN FORUM

NONE

SPEAKER

NONE ON AGENDA- However **Chairman Coffey** did want to make mention of a gentlemen in the audience, Ethan Wolfe came, and he is running for office this November, he stopped by to visit and watch our meeting.

OLD BUSINESS

ATTORNEY – None at this time, Casey Frew was in for Bin Minter this week.

County Manager - None at this time, other than the changes to the zoning ordinance.

NEW BUSINESS

ATTORNEY - Nothing other than a representative will be at court Friday for magistrate for a case.

County Manager - Nothing that isn't on the agenda.

The County Manager did update the ordinance updates for the Commission and on numbers 4 and 6, there were some clarifications that needed to be addressed before sending back to the RVRC, such as the RV, Camper Living, and A1 acreage minimum, and keeping at a minimum of 10 acres. He will be sure to get the changes sent to RVRC.

Motion to amend the agenda to vote on the rezone and conditional use permit for the Holbrooks, made by **Vice Chairman Biddle**, Seconded by **Commissioner Hoyte**, the vote was unanimous.
Motion to approve the rezone of the property for the Holbrooks at 501 Liberty Hill Rd, made by **Commissioner Hoyte**, Seconded by **Commissioner Douglas**, the vote was unanimous.

AGENDA ITEMS

Appoint Thomas Weaver to the DBHDD: Motion to approve, **Commissioner Hoyte**, seconded by **Commissioner Douglas, Commissioner Biddle** voted via phone, **Chairman Coffey** voted yay. The vote passed. Will put back on the agenda before January, to appoint a new member.

Discussion of Garbage Rate Increase No vote needed, however by the Work Session we will need a called meeting. The County Manager will meet with GFL this week to discuss rate increases.

Executive Session:
A Motion was made to go into executive session at 9:35 a.m. **Commissioner Biddle** made the Motion, seconded by **Commissioner Hoyte.** The vote to enter executive session was unanimous.

Regular meeting reconvened:
The regular meeting reconvened at 9:40 a.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. The subjects discussed were personnel and legal.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, **Chairman Coffey** declared the Monthly Meeting of the Board of Commissioners adjourned at 9:43am on Tuesday, Sept. 1, 2026.

CHARLES COFFEY, CHAIRMAN

TIMOTHY BIDDLE, VICE CHAIRMAN

unable to sign
GERALD DOUGLAS, COMMISSIONER

DAMON HOYTE, COMMISSIONER

Absent
JASON FROST, COMMISSIONER

October 6, 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Sept. 1, 2026, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Oct. 6, 2026, regular meeting.

ATTESTED BY:

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:



STATE OF GEORGIA

COUNTY OF _Chattahoochee_

AFFIDAVIT OF ATTENDING MEMBERS

The Chattahoochee County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The __Chattahoochee__ County Board of commissioners met in a duty advised meeting on Sept. 1, 2026.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 9:35 (a.m.)/p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

_____ Consultation with the county attorney or legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A.§ 50-14-2(1)

_____ Discussion of tax matters made confidential by the state law as provided by O.C.G.A. § 50-14-2(2) and *(insert the citation to the legal authority making the tax matter confidential)* _____

_____ Discussion or voting on

_____ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

_____ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3 (b)(1)(B)

_____ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

_____ Entering a contract for the purchase, disposal of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

_____ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14- 3 (b)(1)(E)

_____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

_____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)

X Other *(describe the exemption to the open meetings law)*: legal, real estate _____ as provided in *(insert the citation to the legal authority exempting the topic)* _____

5.

_____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

_____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

_____ the attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with O.C.G.A. § 50-14-3(e)(2)(C) and will be filled and help for in camera inspection only.

This 1 day of Sept, 2020.

County Manager

County Board Commissioners Chairman

Commissioner

Commissioner

Commissioner

Commissioner

Sworn to and subscribed before me this 1 day of Sept, 2020

Notary Public

My Commission expires:

Oct. 8, 2020

LISA RENEE BUCKEL NOTARY PUBLIC CHATTAHOOCHEE COUNTY GEORGIA EXPIRES OCT. 8, 2020

STATE OF GEORGIA
UNIFIED GOVERNMENT
OF CUSSETA-CHATTAHOOCHEE
COUNTY

RESOLUTION APPOINTING A MEMBER TO THE DEPARTMENT OF BEHAVIOR HEALTH & DEVELOPMENTAL DISABILITIES BOARD

WHEREAS, the Commission of Cusseta-Chattahoochee County, Georgia (herein after called "Commission") is authorized by State Statute to appoint members to the Dept. of Behavioral Health & Developmental Disabilities Board Region 6; and

WHEREAS, Thomas Weaver was approved by the Commission to serve a four-month term beginning on September 1, 2026, and terminating on December 31, 2026; and

THEREFORE BE IT RESOLVED, that the Commission has unanimously approved the appointment of Thomas Weaver to the Dept. of Behavioral Health & Developmental Disabilities for the term described herein.

APPROVED AND ADOPTED by the Commission of Cusseta-Chattahoochee County, Georgia this 1st day of September 2026.

CHARLES COFFEY, CHAIRMAN

ATTESTED

BY: _____
THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF CUSSETA-CHATTAHOOCHEE COUNTY, GEORGIA

Seal:

The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia

Sept. 1, 2026 – BOC Regular Meeting

PLEASE SIGN IN

So we can record your attendance

1. Ethan Wolfe
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The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia

Sept. 1, 2026 – Public Hearing – 501 Liberty Hill Rd. (Rezoning)

PLEASE SIGN IN

If you would Like to Speak

1. Jonathan Holbrook
2. Kirsten Holbrook
3. _____
4. _____
5. _____
6. _____
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The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia

Sept. 1, 2026 – CUP Holbrook – 503 Liberty Hill Rd

PLEASE SIGN IN

So You Can Speak

1. Kirsten Holbrook
2. Jonathan Holbrook
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The Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia

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Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk
Bin Minter, County Attorney

MINUTES OF THE CALLED MEETING & WORK SESSION

Sept. 28, 2026

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost

Thomas Weaver, County Manager
Lisa Bickel, County Clerk

Chairman Coffey called the Regular Monthly Meeting of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 9:00 a.m., with all of the other Commissioners present, and live streaming on our Facebook page.

CALLED MEETING 2026 MILLAGE RATE

Chairman Coffey stated gentlemen, if you want to speak on it, you're more than welcome to and cover some different notes about it. It's a large packet to go through if you want to take this time and review it. I'll try to cover some of the highlights. Due to FLOST the County can lower its Millage rate to 1.709, this will be an 80% reduction. The school will remain the same at 16.468, with a grand total of 17.496.

Motion made by **Commissioner Frost** to approve the millage rate, Seconded by **Commissioner Biddle**, the vote was unanimous.

With no further comments by Commission the meeting was adjourned at 9:06 am, and the Work Session started.

Updates From County Manager & Dept Heads

County Manager – We did not get the DCIP grant again, on Oct 1, we will have a debrief conversation to see what we will need again to move forward and try again. This however was our third attempt. The Recreation will be helping to sponsor a Cancer walk at Unity Park on Nov. 14th at 9 AM. Soccer season has started and they have a great turnout. There will be a movie night in the park on Oct. 2nd the movie will be Toy Story 5. They should know something about the fishing pier within thirty days. They will also have a senior trip to the national fair on Oct. 15th. Public Works has finished the curb & gutter, 90% of the dirt roads are clipped, they are working on the trailhead across from the courthouse. They have taking bids for Fire station 1, they will probably go with the lowest bid that came right under 10,000. We also have hired a new mechanic, a local resident, Mr. Anthony Burke.

Ms. Samantha Hedgecoke gave her updates as well. The October newsletter went out, we do have a rezone scheduled, from R1 to C1, it will be on the October Work Session, if they meet all the requirements. Permits and Code Enforcement have been picking up as well. **Chairman Coffey** also wanted to add that the Tunnel to Towers walk is coming up, he did not have the exact date, but he would get it, and that the LCRTA transit bus is not just for doctor appointments, if you need to go to town, it will help with that also.

SPEAKER

Latrese Brown- Ms. Brown stated that she had proof she began the process of a conditional use permit. She paid for many permits and ads to be ran; she went door to door to neighbors. **Commissioner Frost** asked her if any of the properties would have to be rezoned, **Commissioner Hoyte** stated she applied for several CUPS, **County Manager Weaver** stated the property on Susan St that she is trying to apply for is all now substandard lots, and that if it gets changed to MHU2, she might can put something there without the CUP, but not at this moment and at this moment Ms. Brown has not completed a single CUP application, and nobody knows exactly what she wants to do. **Chairman Coffey** explained if we approve for her to continue to do anything at this moment it is not being fair and equal to everyone else. **County Manager** stated basically Ms. Brown started four applications, did not complete any of them, ran ads on her own. **Commissioner Frost** tried to explain to Ms. Brown if we changed the rules right now for her that we would have to lift the moratorium, start her cup process, let everyone be able to apply, it is just not that simple. **Chairman Coffey** stated this is why when the moratorium was put in place we said completed applications. We do thank you for coming and speaking to us, we are trying to make it better.

AGENDA ITEMS

Purchase of Map/Parcel C04/0030: Add to Agenda as a voting item. This is the Old original Colemans grocery store.

Valley Partnership Appointment of Thomas Weaver: Add to Agenda as voting item.

Valley Partnership Appointment of Bradney Scott: Add to Agenda as voting item.

Garbage Rate Increase: Add to Agenda as voting item, will have to vote on at least the price increase of $1.50 on the monthly bill, will look at other avenues to go to around the first of the year, like putting back out to bid or taking back in house if it comes to that.

Paving Project for City Park Walking Trail: Three quotes were submitted, and in the packet, the Commission discussed Phenix Paving would be the lower bid at $47,712.24, Sumter Asphalt & Development at $56,000.00 and Columbus Paving at $54,939.88. Add to the agenda for a vote.

Executive Session:
A Motion was made to go into executive session at 10:30 a.m. **Commissioner Biddle** made the Motion, seconded by **Commissioner Douglas.** The vote to enter executive session was unanimous.

Regular meeting reconvened:
The regular meeting reconvened at 10:43 a.m. **Chairman Coffey** made the statement that the subjects discussed during the closed meetings were within the legal exceptions to the open meetings law and that no votes were cast within the session. The subjects discussed were personnel and legal.

County Manager Weaver wanted to give thanks to Samantha Hedgecoke for all she has done with Code Enforcement and Court hearings, and gave a thanks to Tina Farmer for all she has done with the audits.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, **Chairman Coffey** declared the Monthly Meeting of the Board of Commissioners adjourned at 10:46 am on Tuesday, Sept. 28, 2026.

CHARLES COFFEY, CHAIRMAN

TIMOTHY BIDDLE, VICE CHAIRMAN

unable to sign
GERALD DOUGLAS, COMMISSIONER

DAMON HOYTE, COMMISSIONER

Absent
JASON FROST, COMMISSIONER

October 6, 2026
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of Sept. 28, 2026, Regular Meeting, was approved via majority vote by the Board of Commissioners in its Oct. 6, 2026, regular meeting.

ATTESTED BY:

THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:



2026 TAX LEVY RESOLUTION

STATE OF GEORGIA
COUNTY OF CUSSETA-CHATTAHOOCHEE

WHEREAS, the estimated sum necessary to maintain the Unified Government of Cusseta-Chattahoochee County, Georgia for the year 2026 requires a millage levy as follows:

PURPOSE	**Millage**
Maintenance and Operation of Unified Government	20.450
Less rollback (local option sales tax)	18.741
Less rollback (insurance premium tax)	0
Actual County millage rate	1.7090
Maintenance and Operation of Schools	16.468
State of Georgia	0
Total Ad Valorem Tax Levy	**18.177**

NOW, THEREFORE BE IT RESOLVED by the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia that there be, and there is hereby levied and assessed a tax of **18.177 mills** upon all tangible property in Cusseta-Chattahoochee County, Georgia including public utilities in the respective millage amounts hereinabove set forth.

BE IT FURTHER RESOLVED that the levies of taxation are subject to such exemptions of homestead and personal property as are directed by law.

BE IT ALSO RESOLVED that the Clerk to the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia be and is hereby directed to transmit promptly to the Tax Commissioner a certified copy of this resolution and give further publication of this levy as required by law.

INTRODUCED, READ AND ADOPTED by the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia at a meeting held on this, the 28th day of Sept. 2026.

By: _____
Charles Coffey, Chairman

By: unable to sign
Timothy Biddle, Vice-Chairman

By: Gerald Douglas
Gerald Douglas, Commissioner

By: _____
Damon Hoyte, Commissioner

By: Jason Frost
Jason Frost, Commissioner

ATTESTED AND CERTIFIED
AS CORRECT

By: _____
Thomas Weaver, Manager
The Unified Government of
Cusseta-Chattahoochee County, Georgia

Seal:

PT-35 (Rev 03/26)

COUNTY MILLAGE RATE CERTIFICATION FOR TAX YEAR 2026

Please provide a copy of this form to your county's Clerk of Superior Court.

http://www.dor.ga.gov

COUNTY: CHATTAHOOCHEE

Submit original signed copy with digest submission

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8	COLUMN 9	COLUMN 10
District Number Must be Shown	District Name (Inc, Uninc, School, Special Districts, Etc.)	Mark X if District Falls In Unincorporated Area	Mark X if District Falls In Incorporated Area	Enter Gross Millage Rate Before Rollbacks	Sales Tax Rollback O.C.G.A § 48-8-91	Insurance Premium Rollback O.C.G.A § 33-8-8.3		Net M&O Millage Rate Column 4 less Columns 5, 6 & 7	Enter Bond Millage Rate	Total Millage Rate Column 8 plus Column 9
	Incorporated		X	20.450	18.741			1.709	0.000	1.709
	Unincorporated	X		20.450	18.741			1.709	0.000	1.709
	School	X	X	16.468				16.468	0.000	16.468
	List Special Service Districts:									
								0.000	0.000	0.000
								0.000	0.000	0.000
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I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2026

9-27-26
Date

Chairman, Board of County Commissioners

PT-109C (Rev 06/26)
PTRLOST/FLOST REVENUE AND BENEFIT DISTRIBUTION FOR DIGEST YEAR 2026 (FOR COUNTIES ONLY)

COUNTY PTRLOST/FLOST REVENUE AND BENEFIT DISTRIBUTION FOR DIGEST YEAR 2026

https://dor.georgia.gov/

Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003

Complete this form following receipt of aggregate PTRLOST/FLOST distributions from the Georgia Department of Revenue.
Total of starting balance, distributions of July 1 to June 30, interest earned, and any costs/fees (requiring explanation)
should equal aggregate distributions and the property tax benefit for county and all qualifying municipalities.
This form should only be completed by county government receiving PTRLOST/FLOST monthly distributions from the Department of Revenue.

COUNTY NAME CHATTAHOOCHEE	ADDRESS 215 MCNAUGHTON STREET	CITY, STATE, ZIP CUSSETA, GA 318052	
COUNTY FINANCE DIRECTOR / CHIEF FINANCIAL OFFICER THOMAS WEAVER	COUNTY CLERK LISA BICKEL	PHONE NO. 786-989-2000	FAX 706-989-2013

EMAIL manager@ugoccc.com

List below the starting balance (if any), amount of revenue from PTRLOST/FLOST distributions to the county/consodliated governments collections (Under O.C.G.A. §§ 48-8-109.30 – 48-8-109.42), interest revenue, and any costs incurred for bank fees or charges.

Section 1: Georgia DOR Distributions and Additional Revenue to county governments for PTRLOST/FLOST Revenue and Interest for July 1, 2025, to June 30, 2026		DOR USE ONLY
Starting Balance* (Explanation if >$0)	$0.00	
Total PTRLOST/FLOST Distributions (from Georgia DOR)	$521,637.33	
Interest Earned / Generated (County Interest-Bearing Account Only)	$4,474.20	
Less Costs / Fees (Including Bank Fees)	$0.00	
Total PTRLOST/FLOST for Utilization	$526,111.53	

*STARTING BALANCE SHOULD REFLECT REMAINING BALANCE FOLLOWING BENEFIT APPLICATION FROM PREVIOUS YEAR

Explanation of Starting Balance (if >$0):

List below the distribution of PTRLOST/FLOST to county and qualified municipal governments for property tax relief (in accordance with O.C.G.A. 48-8-109.36), including the total amount of sub-distributions in accordance with Intergovernmental Agreement

Section 2: County Benefit (Retained Distributions) and Municipal Sub-Distributions Total PTRLOST/FLOST Distributions and Benefits for July 1, 2025, to June 30, 2026			DOR USE ONLY
County Name	Total PTRLOST/FLOST for County Benefit (Including Interest Accrued)	Percentage of Total PTRLOST/FLOST Distributions	
CHATTAHOOCHEE	$526,111.53	100.000%	
Municipality Name	Total PTRLOST/FLOST Revenue from County (Including Interest Accrued)	Percentage of Total PTRLOST/FLOST Sub-Distributions	
	$	#VALUE!	
	$	#VALUE!	
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	$	#VALUE!	
Total PTRLOST/FLOST for Utilization	$526,111.53	100.000%	

Total PTRLOST/FLOST benefits above should equal "Total PTRLOST/FLOST for Utilization" amount in Section 1.

Name of Municipality(ies) in wholly/partially located within County not receiving PTRLOST/FLOST sub-distributions:

NOTICE

The **Chattahoochee County Board of Commissioners** does hereby announce that the millage rate will be set at a meeting to be held at the **215 McNaughton Street, Cusseta, GA** on **September 28, 2026** at **9:00 am** and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

	COUNTY WIDE		2021	2022	2023	2024	2025	2026
Countywide Area	VALUE	Real & Personal	60,222,194	62,915,446	69,551,078	70,153,811	74,127,159	75,861,516
		Motor Vehicles	1,065,130	634,660	1,045,030	516,750	926,970	938,650
		Mobile Homes	1,180,953	1,275,389	1,301,331	1,266,840	1,302,255	1,313,362
		Timber - 100%	811,045	889,760	580,069	556,488	733,698	965,454
		Heavy Duty Equipment	0	0	0	0	0	0
		Gross Digest	63,279,322	65,715,255	72,477,508	72,493,889	77,090,082	79,078,982
		Less Exemptions	5,926,988	7,493,751	8,356,133	8,515,049	11,235,605	11,582,645
		NET DIGEST VALUE	57,352,334	58,221,504	64,121,375	63,978,840	65,854,477	67,496,337
	RATE	Gross Maintenance & Operation Millage	25.6580	27.8790	25.8700	23.5720	25.8310	20.4500
		Less Rollback (Local Option Sales Tax)	17.0040	19.3770	17.3680	15.0600	17.5770	18.7410
		NET M&O MILLAGE RATE	8.6540	8.5020	8.5020	8.5120	8.2540	1.7090
	TAX	**TOTAL M&O TAXES LEVIED**	$496,327	$494,999	$545,160	$544,588	$543,563	$115,351
		Net Tax $ Increase		($1,328)	$50,161	($572)	($1,025)	($428,212)
		Net Tax % Increase		-0.27%	10.13%	-0.10%	-0.19%	-78.78%

Growth

County

TAXDISTRIC	DESCRIP	COUNT	EXEMPT REASSESSMENT GROWTH (40%)
01	COUNTY	87	39,815
02	CUSSETA	31	45,096
		118	84,911

Growth

Chattahoochee County Inflationary Growth By Tax District For Tax Year 2026

Tax District #	DESCRIP	Parcels in Tax District with Infl Growth	Inflationary Growth - 100%	Inflationary Growth - 40%	Exemption Reassessment - 40%
01	COUNTY	194	145,197	58,082	Click Me
02	CUSSETA	109	(62,603)	(25,043)	Click Me
Total		**303**	**82,594**	**33,039**	

Growth Lock applied by alan on Aug 19 2026 2:02PM

Consolidation : County : all

2026 DIGEST COUNTY WIDE

Consolidation Values

	Code	Count	Acres	40% Value
R		3,835	2,836.89	32,768,525
	R1	1,380	0.00	25,748,878
	R3	864	1,043.20	2,661,566
	R4	509	1,383.01	2,530,949
	R5	3	410.68	801,667
	R6	883	0.00	541,205
	RB	196	0.00	484,260
A		524	12,064.11	11,050,189
	A1	126	0.00	5,306,729
	A3	2	4.00	4,406
	A4	62	425.58	446,367
	A5	117	11,634.53	4,973,070
	A6	217	0.00	319,617
P		5	18.41	64,745
	P4	1	18.41	14,465
	P6	4	0.00	50,280
V		150	13,004.50	6,115,045
	V3	1	43.67	24,982
	V4	26	377.21	335,861
	V5	89	12,583.62	5,633,345
	V6	34	0.00	120,857
J		10	5,701.38	2,098,749
	J5	10	5,701.38	2,098,749
F		10	5,701.38	2,098,749
	F5	10	5,701.38	2,098,749
Q		1	54.00	25,956
	Q5	1	54.00	25,956
C		462	344.80	12,997,439
	C1	110	0.00	2,274,941
	C3	52	72.55	361,083
	C4	15	123.82	161,021
	C5	5	148.43	83,060
	CF	222	0.00	9,083,218
	CI	43	0.00	986,684
	CZ	15	0.00	47,432
I		55	698.76	947,648
	I1	47	0.00	541,214
	I3	4	2.76	38,640
	I4	1	4.00	8,320
	I5	1	692.00	259,174
	IF	1	0.00	97,433
	II	1	0.00	2,867
U		16	6.92	9,793,220
	U2	16	6.92	9,793,220
E		196	1,599.95	13,737,876

	E1	124	1,384.80	3,603,122
	E2	34	27.56	681,850
	E3	5	3.88	26,648
	E4	7	15.14	20,393
	E6	26	168.57	9,405,813
MV		848	0.00	938,650
	1	848	0.00	938,650
MH		300	0.00	1,313,362
	2	300	0.00	1,313,362
TIMBER		10	0.00	965,454
	3	10	0.00	965,454
HDE		0	0.00	0
	4	0	0.00	0
		6,422	36,329.72	94,915,557
	Gross Taxable: Acres / Value >>		34,730	79,078,982
			Total Real Property	65,159,622
			Total Personal Property	10,701,894

Consolidation Exemptions

Taxtype	Excode	Count	Exempt Amount	BOND EXEMPT	Net Digest
1		1,204	11,582,645		67,496,337
County	FSW	306	1,982,623	0	
County	S1	274	548,000	0	
County	S3	18	36,000	0	
County	S4	125	497,598	497,598	
County	S5	68	4,773,889	4,773,889	
County	SA	1	13,616	13,616	
County	SJ	10	621,488	621,488	
County	SP	287	549,185	549,185	
County	SV	115	2,560,246	2,560,246	
	County TOTALS >>>		11,582,645	9,016,022	
2		1,204	12,474,832		66,654,150
County School	FSW	306	1,982,623	0	
County School	S1	274	548,000	0	
County School	S3	18	166,815	166,815	
County School	S4	125	1,208,970	1,208,970	
County School	S5	68	4,773,889	4,773,889	
County School	SA	1	13,616	13,616	
County School	SJ	10	621,488	621,488	
County School	SP	287	549,185	549,185	
County School	SV	115	2,560,246	2,560,246	
	County School TOTALS		12,424,832	9,804,209	
3		1,231	16,641,347		62,437,635
State	FSW	306	1,982,623	0	
State	S1	274	548,000	0	
State	S3	18	36,000	0	
State	S4	125	4,573,385	0	
State	S5	68	4,773,889	0	
State	SA	1	13,616	0	
State	SJ	10	621,488	0	
State	SN	27	982,915	0	

State	SP	287	549,185	0	
State	SV	115	2,560,246	0	
	State TOTALS >>>		16,641,347	0	
4		228	1,227,353		77,846,629
Cusseta	FSW	88	376,476	0	
Cusseta	S1	71	142,000	0	
Cusseta	S3	8	16,000	0	
Cusseta	S4	40	160,000	160,000	
Cusseta	S5	9	504,826	504,826	
Cusseta	SP	12	33,051	33,051	
	Cusseta TOTALS >>>		1,232,353	697,877	
81			**41,881,177**	**19,608,108**	

DESCRIP	COUNT	ACRES	VALUE40
	1	54.00	25,956
AGRICULTURAL	524	12,064.11	11,050,189
COMMERCIAL	462	344.80	12,997,439
CONSERVATION	150	13,004.50	6,115,045
FLPA	10	5,701.38	2,098,749
INDUSTRIAL	55	698.76	947,648
PREFERENTIAL	5	18.41	64,745
RESIDENTIAL	3,835	2,836.89	32,768,525
UTILITY	16	6.92	9,793,220
	5,058	34,729.77	75,861,516

DESCRIP	COUNT	ACRES	VALUE40
HDE	0	0.00	0
MOBILE HOME	300	0.00	1,313,362
MOTOR VEHICLE	848	0.00	938,650
TIMBER	10	0.00	965,454
	1,158	0.00	3,217,466

Code	Count	County
FSW	306	1,982,623
S1	274	548,000
S3	18	36,000
S4	125	497,598
S5	68	4,773,889
SA	1	13,616
SJ	10	621,488
SP	287	549,185
SV	115	2,560,246
SN	27	
Total		11,582,645

	County

Gross Taxable	79,078,982
Less Exemptions	11,582,645
Net Taxable	67,496,337
MILLS	0.009504
TAXES	641,485

I, **Judy Liles**, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is and correct consolidation of all the tax returns from the taxpayer (or assessed against defaulters) in said co

Consolidation : Chattahoochee County : ('01' , '02')

2026 DIGEST (Chattahoochee County)

Consolidation Values

	Code	Count	Acres	40% Value
R		3,835	2,836.89	32,768,525
	R1	1,380	0.00	25,748,878
	R3	864	1,043.20	2,661,566
	R4	509	1,383.01	2,530,949
	R5	3	410.68	801,667
	R6	883	0.00	541,205
	RB	196	0.00	484,260
A		524	12,064.11	11,050,189
	A1	126	0.00	5,306,729
	A3	2	4.00	4,406
	A4	62	425.58	446,367
	A5	117	11,634.53	4,973,070
	A6	217	0.00	319,617
P		5	18.41	64,745
	P4	1	18.41	14,465
	P6	4	0.00	50,280
V		150	13,004.50	6,115,045
	V3	1	43.67	24,982
	V4	26	377.21	335,861
	V5	89	12,583.62	5,633,345
	V6	34	0.00	120,857
J		10	5,701.38	2,098,749
	J5	10	5,701.38	2,098,749
F		10	5,701.38	2,098,749
	F5	10	5,701.38	2,098,749
Q		1	54.00	25,956
	Q5	1	54.00	25,956
C		462	344.80	12,997,439
	C1	110	0.00	2,274,941
	C3	52	72.55	361,083
	C4	15	123.82	161,021
	C5	5	148.43	83,060
	CF	222	0.00	9,083,218
	CI	43	0.00	986,684
	CZ	15	0.00	47,432
I		55	698.76	947,648
	I1	47	0.00	541,214
	I3	4	2.76	38,640
	I4	1	4.00	8,320
	I5	1	692.00	259,174
	IF	1	0.00	97,433

	I1	1	0.00	2,867
U		16	6.92	9,793,220
	U2	16	6.92	9,793,220
E		196	1,599.95	13,737,826
	E1	124	1,384.80	3,603,122
	E2	34	27.56	681,850
	E3	5	3.88	26,648
	E4	7	15.14	20,393
	E6	26	168.57	9,405,813
MV		848	0.00	938,650
	1	848	0.00	938,650
NH		300	0.00	1,313,362
	2	300	0.00	1,313,362
TIMBER		10	0.00	965,454
	3	10	0.00	965,454
HDE		0	0.00	0
	4	0	0.00	0
		6,422	36,329.72	94,915,557
	Gross Taxable: Acres / Value >>		34,730	79,078,982
			Total Real Property	65,159,622
			Total Personal Property	10,701,894

Consolidation Exemptions

Taxtype	Excode	Count	Exempt Amount	BOND EXEMPT	Net Digest
1		1,204	11,582,645		67,496,337
County	FSW	306	1,982,623	0	
County	S1	274	548,000	0	
County	S3	18	36,000	0	
County	S4	125	497,598	497,598	
County	S5	68	4,773,889	4,773,889	
County	SA	1	13,616	13,616	
County	SJ	10	621,488	621,488	
County	SP	287	549,185	549,185	
County	SV	115	2,560,246	2,560,246	
	County TOTALS >>>		11,582,645	9,016,022	
2		1,204	12,424,832		66,654,150
County School	FSW	306	1,982,623	0	
County School	S1	274	548,000	0	
County School	S3	18	166,815	166,815	
County School	S4	125	1,208,970	1,208,970	
County School	S5	68	4,773,889	4,773,889	
County School	SA	1	13,616	13,616	
County School	SJ	10	621,488	621,488	
County School	SP	287	549,185	549,185	
County School	SV	115	2,560,246	2,560,246	
	County School TOTALS >>>		12,424,832	9,894,209	
3		1,231	16,641,347		62,437,635

Taxtype	Excode	Count	Exempt Amount	BOND EXEMPT	Net Digest
State	FSW	306	1,982,623	0	
State	S1	274	548,000	0	
State	S3	18	36,000	0	
State	S4	125	4,573,385	0	
State	S5	68	4,773,889	0	
State	SA	1	13,616	0	
State	SJ	10	621,488	0	
State	SN	27	982,915	0	
State	SP	287	549,185	0	
State	SV	115	2,560,246	0	
	State TOTALS >>>		16,641,347	0	
4		228	1,232,353		77,846,629
Cusseta	FSW	88	376,476	0	
Cusseta	S1	71	142,000	0	
Cusseta	S3	8	16,000	0	
Cusseta	S4	40	160,000	160,000	
Cusseta	S5	9	504,826	504,826	
Cusseta	SP	12	33,051	33,051	
	Cusseta TOTALS >>>		1,232,353	697,877	
81			**41,881,177**	**19,608,108**	

DESCRIP	COUNT	ACRES	VALUE40
	1	54.00	25,956
AGRICULTURAL	524	12,064.11	11,050,189
COMMERCIAL	462	344.80	12,997,439
CONSERVATION	150	13,004.50	6,115,045
FLPA	10	5,701.38	2,098,749
INDUSTRIAL	55	698.76	947,648
PREFERENTIAL	5	18.41	64,745
RESIDENTIAL	3,835	2,836.89	32,768,525
UTILITY	16	6.92	9,793,220
	5,058	**34,729.77**	**75,861,516**

DESCRIP	COUNT	ACRES	VALUE40
HDE	0	0.00	0
MOBILE HOME	300	0.00	1,313,362
MOTOR VEHICLE	848	0.00	938,650
TIMBER	10	0.00	965,454
	1,158	**0.00**	**3,217,466**

Code	Count	County
FSW	306	1,982,623

S1	274	548,000
S3	18	36,000
S4	125	497,598
S5	68	4,773,889
SA	1	13,616
SJ	10	621,488
SP	287	549,185
SV	115	2,560,246
SN	27	
Total		11,582,645

	County
Gross Taxable	79,078,982
Less Exemptions	11,582,645
Net Taxable	67,496,337
MILLS	0.00950400
TAXES	641,485

I, **Judy Liles**, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is a true and correct consolidation of all the tax returns from the taxpayer (or assessed against defaulters) in said county of **Chattahoochee County** for the year 2026, and duplicate digests have been made and delivered to the county governing authority and tax collector of said county as required by law

.Witness my hand and official signature, this _____ day of _____, 20_____ R.T.R.

Consolidation : County INC : ('02')

2026 DIGEST (County INC)

Consolidation Values

	Code	Count	Acres	40% Value
R		1,169	452.77	7,951,510
	R1	400	0.00	6,765,615
	R3	407	362.94	869,192
	R4	23	89.78	104,237
	R6	330	0.00	178,939
	RB	9	0.00	33,527
A		6	156.19	162,618
	A1	1	0.00	49,461
	A4	1	0.89	627
	A5	4	155.30	112,530
C		107	120.47	2,100,359
	C1	57	0.00	1,572,928
	C3	31	28.32	265,042
	C4	7	77.15	98,254
	C5	1	15.00	6,000
	CF	7	0.00	47,268
	CI	4	0.00	110,867
I		10	2.26	127,954
	I1	7	0.00	96,314
	I3	3	2.26	31,640
U		1	0.00	0
	U2	1	0.00	0
E		72	57.81	2,394,915
	E1	32	22.12	1,208,156
	E2	17	3.98	198,498
	E3	5	3.88	26,648
	E4	4	7.83	10,627
	E6	14	20.00	950,986
MV		80	0.00	81,130
	1	80	0.00	81,130
MH		136	0.00	336,345
	2	136	0.00	336,345
TIMBER		1	0.00	119,220
	3	1	0.00	119,220
HDE		0	0.00	0
	4	0	0.00	0
		1,582	**789.45**	**13,274,051**
	Gross Taxable: Acres / Value >>		**732**	**10,879,136**
		Total Real Property		**10,150,779**
		Total Personal Property		**191,662**

Consolidation Exemptions

Taxtype	Excode	Count	Exempt Amount	BOND EXEMPT	Net Digest
1		**228**	**1,232,353**		**9,646,783**
County	FSW	88	376,476	0	
County	S1	71	142,000	0	
County	S3	8	16,000	0	
County	S4	40	160,000	160,000	
County	S5	9	504,826	504,826	
County	SP	12	33,051	33,051	
	County TOTALS >>>		1,232,353	697,877	
2		**228**	**1,516,215**		**9,362,921**
County School	FSW	88	376,476	0	
County School	S1	71	142,000	0	
County School	S3	8	70,177	70,177	
County School	S4	40	389,685	389,685	
County School	S5	9	504,826	504,826	
County School	SP	12	33,051	33,051	
	County School TOTALS >>>		1,516,215	997,739	
3		**229**	**2,362,708**		**8,516,428**
State	FSW	88	376,476	0	
State	S1	71	142,000	0	
State	S3	8	16,000	0	
State	S4	40	1,183,323	0	
State	S5	9	504,826	0	
State	SN	1	107,032	0	
State	SP	12	33,051	0	
	State TOTALS >>>		2,362,708	0	
4		**228**	**1,232,353**		**9,646,783**
Cusseta	FSW	88	376,476	0	
Cusseta	S1	71	142,000	0	
Cusseta	S3	8	16,000	0	
Cusseta	S4	40	160,000	160,000	
Cusseta	S5	9	504,826	504,826	
Cusseta	SP	12	33,051	33,051	
	Cusseta TOTALS >>>		1,232,353	697,877	
63			**6,343,629**	**2,393,493**	

DESCRIP	COUNT	ACRES	VALUE40
AGRICULTURAL	6	156.19	162,618
COMMERCIAL	107	120.47	2,100,359
INDUSTRIAL	10	2.26	127,954
RESIDENTIAL	1,169	452.72	7,951,510
UTILITY	1	0.00	0
	1,293	**731.64**	**10,342,441**

DESCRIP	COUNT	ACRES	VALUE40
HDE	0	0.00	0
MOBILE HOME	136	0.00	336,345
MOTOR VEHICLE	80	0.00	81,130
TIMBER	1	0.00	119,220
	217	**0.00**	**536,695**

Code	Count	County
FSW	88	376,476
S1	71	142,000
S3	8	16,000
S4	40	160,000
S5	9	504,826
SP	12	33,051
SN	1	
Total		1,232,353

	County
Gross Taxable	10,879,136
Less Exemptions	1,232,353
Net Taxable	9,646,783
MILLS	0.00950400
TAXES	91,683

I, **Judy Liles**, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is a true and correct consolidation of all the tax returns from the taxpayer (or assessed against defaulters) in said county of **Chattahoochee County** for the year 2026, and duplicate digests have been made and delivered to the county governing authority and tax collector of said county as required by law

.Witness my hand and official signature, this _____ day of _____, 20_____ R.T.R.

Consolidation : County UNINC : ('01')

2026 DIGEST (County UNINC)

Consolidation Values

	Code	Count	Acres	40% Value
R		2,666	2,384.17	24,817,015
	R1	980	0.00	18,983,263
	R3	457	680.26	1,792,374
	R4	486	1,293.23	2,426,712
	R5	3	410.68	801,667
	R6	553	0.00	362,266
	RB	187	0.00	450,733
A		518	11,907.92	10,887,571
	A1	125	0.00	5,257,268
	A3	2	4.00	4,406
	A4	61	424.69	445,740
	A5	113	11,479.23	4,860,540
	A6	217	0.00	319,617
P		5	18.41	64,745
	P4	1	18.41	14,465
	P6	4	0.00	50,280
V		150	13,004.50	6,115,045
	V3	1	43.67	24,982
	V4	26	377.21	335,861
	V5	89	12,583.62	5,633,345
	V6	34	0.00	120,857
J		10	5,701.38	2,098,749
	J5	10	5,701.38	2,098,749
F		10	5,701.38	2,098,749
	F5	10	5,701.38	2,098,749
Q		1	54.00	25,956
	Q5	1	54.00	25,956
C		355	224.33	10,897,080
	C1	53	0.00	702,013
	C3	21	44.23	96,041
	C4	8	46.67	62,767
	C5	4	133.43	77,060
	CF	215	0.00	9,035,950
	CI	39	0.00	875,817
	CZ	15	0.00	47,432
I		45	696.50	819,694
	I1	40	0.00	444,900
	I3	1	0.50	7,000
	I4	1	4.00	8,320
	I5	1	692.00	259,174
	IF	1	0.00	97,433

	II	1	0.00	2,867
U		15	6.92	9,793,220
	U2	15	6.92	9,793,220
E		124	1,542.14	11,342,911
	E1	92	1,362.68	2,394,966
	E2	17	23.58	483,352
	E4	3	7.31	9,766
	E6	12	148.57	8,454,827
MW		768	0.00	857,520
	1	768	0.00	857,520
MH		164	0.00	977,017
	2	164	0.00	977,017
TIMBER		9	0.00	846,234
	3	9	0.00	846,234
HIDE		0	0.00	0
	4	0	0.00	0
		4,840	**35,540.27**	**81,641,506**
		Gross Taxable: Acres / Value >>	**33,998**	**68,199,846**
			Total Real Property	**55,008,843**
			Total Personal Property	**10,510,232**

Consolidation Exemptions

Taxtype	Excode	Count	Exempt Amount	BOND EXEMPT	Net Digest
1		976	10,350,292		57,849,554
County	FSW	218	1,606,147	0	
County	S1	203	406,000	0	
County	S3	10	20,000	0	
County	S4	85	337,598	337,598	
County	S5	59	4,269,063	4,269,063	
County	SA	1	13,616	13,616	
County	SJ	10	621,488	621,488	
County	SP	275	516,134	516,134	
County	SV	115	2,560,246	2,560,246	
	County TOTALS >>>		10,350,292	8,318,145	
2		976	10,908,617		57,291,229
County School	FSW	218	1,606,147	0	
County School	S1	203	406,000	0	
County School	S3	10	96,638	96,638	
County School	S4	85	819,285	819,285	
County School	S5	59	4,269,063	4,269,063	
County School	SA	1	13,616	13,616	
County School	SJ	10	621,488	621,488	
County School	SP	275	516,134	516,134	
County School	SV	115	2,560,246	2,560,246	
	County School TOTALS >>>		10,908,617	8,896,470	
3		1,002	14,278,639		53,921,207
State	FSW	218	1,606,147	0	

Taxtype	Excode	Count	Exempt Amount	BOND EXEMPT	Net Digest
State	S1	203	406,000	0	
State	S3	10	20,000	0	
State	S4	85	3,390,062	0	
State	S5	59	4,269,063	0	
State	SA	1	13,616	0	
State	SJ	10	621,488	0	
State	SN	26	875,883	0	
State	SP	275	516,134	0	
State	SV	115	2,560,246	0	
	State TOTALS >>>		14,278,639	0	
57			**35,537,548**	**17,214,615**	

DESCRIP	COUNT	ACRES	VALUE40
	1	54.00	25,956
AGRICULTURAL	518	11,907.92	10,887,571
COMMERCIAL	355	224.33	10,897,080
CONSERVATION	150	13,004.50	6,115,045
FLPA	10	5,701.38	2,098,749
INDUSTRIAL	45	696.50	819,694
PREFERENTIAL	5	18.41	64,745
RESIDENTIAL	2,666	2,384.17	24,817,015
UTILITY	15	6.92	9,793,220
	3,765	**33,998.13**	**65,519,075**

DESCRIP	COUNT	ACRES	VALUE40
HDE	0	0.00	0
MOBILE HOME	164	0.00	977,017
MOTOR VEHICLE	768	0.00	857,520
TIMBER	9	0.00	846,234
	941	**0.00**	**2,680,771**

Code	Count	County
FSW	218	1,606,147
S1	203	406,000
S3	10	20,000
S4	85	337,598
S5	59	4,269,063
SA	1	13,616
SJ	10	621,488
SP	275	516,134

SV	115	2,560,246
SN	26	
Total		10,350,292

	County
Gross Taxable	68,199,846
Less Exemptions	10,350,292
Net Taxable	57,849,554
MILLS	0.00950400
TAXES	549,802

I, **Judy Liles**, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is a true and correct consolidation of all the tax returns from the taxpayer (or assessed against defaulters) in said county of **Chattahoochee County** for the year 2026, and duplicate digests have been made and delivered to the county governing authority and tax collector of said county as required by law

.Witness my hand and official signature, this _____ day of _____, 20_____ R.T.R.

Consolidation : State : ('01' , '02')

2026 DIGEST (State)

Consolidation Values

	Code	Count	Acres	40% Value
R		3,835	2,836.89	32,768,525
	R1	1,380	0.00	25,748,878
	R3	864	1,043.20	2,661,566
	R4	509	1,383.01	2,530,949
	R5	3	410.68	801,667
	R6	883	0.00	541,205
	RB	196	0.00	484,260
A		524	12,064.11	11,050,189
	A1	126	0.00	5,306,729
	A3	2	4.00	4,406
	A4	62	425.58	446,367
	A5	117	11,634.53	4,973,070
	A6	217	0.00	319,617
P		5	18.41	64,745
	P4	1	18.41	14,465
	P6	4	0.00	50,280
V		150	13,004.50	6,115,045
	V3	1	43.67	24,982
	V4	26	377.21	335,861
	V5	89	12,583.62	5,633,345
	V6	34	0.00	120,857
J		10	5,701.38	2,098,749
	J5	10	5,701.38	2,098,749
F		10	5,701.38	2,098,749
	F5	10	5,701.38	2,098,749
Q		1	54.00	25,956
	Q5	1	54.00	25,956
C		462	344.80	12,997,439
	C1	110	0.00	2,274,941
	C3	52	72.55	361,083
	C4	15	123.82	161,021
	C5	5	148.43	83,060
	CF	222	0.00	9,083,218
	CI	43	0.00	986,684
	CZ	15	0.00	47,432
I		55	698.76	947,648
	I1	47	0.00	541,214
	I3	4	2.76	38,640
	I4	1	4.00	8,320
	I5	1	692.00	259,174
	IF	1	0.00	97,433

	II	1	0.00	2,867
U		16	6.92	9,793,220
	U2	16	6.92	9,793,220
E		196	1,599.95	13,737,826
	E1	124	1,384.80	3,603,122
	E2	34	27.56	681,850
	E3	5	3.88	26,648
	E4	7	15.14	20,393
	E6	26	168.57	9,405,813
MV		848	0.00	938,650
	1	848	0.00	938,650
MH		300	0.00	1,313,362
	2	300	0.00	1,313,362
TIMBER		10	0.00	965,454
	3	10	0.00	965,454
HDE		0	0.00	0
	4	0	0.00	0
		6,422	**36,329.72**	**94,915,557**
	Gross Taxable: Acres / Value >>		**34,730**	**79,078,982**
		Total Real Property		**65,159,622**
		Total Personal Property		**10,701,894**

Consolidation Exemptions

Taxtype	Excode	Count	Exempt Amount	BOND EXEMPT	Net Digest
1		1,204	11,582,645		67,496,337
County	FSW	306	1,982,623	0	
County	S1	274	548,000	0	
County	S3	18	36,000	0	
County	S4	125	497,598	497,598	
County	S5	68	4,773,889	4,773,889	
County	SA	1	13,616	13,616	
County	SJ	10	621,488	621,488	
County	SP	287	549,185	549,185	
County	SV	115	2,560,246	2,560,246	
	County TOTALS >>>		11,582,645	9,016,022	
2		1,204	12,424,832		66,654,150
County School	FSW	306	1,982,623	0	
County School	S1	274	548,000	0	
County School	S3	18	166,815	166,815	
County School	S4	125	1,208,970	1,208,970	
County School	S5	68	4,773,889	4,773,889	
County School	SA	1	13,616	13,616	
County School	SJ	10	621,488	621,488	
County School	SP	287	549,185	549,185	
County School	SV	115	2,560,246	2,560,246	
	County School TOTALS >>>		12,424,832	9,894,209	
3		1,231	16,641,347		62,437,635

Taxtype	Excode	Count	Exempt Amount	BOND EXEMPT	Net Digest
State	FSW	306	1,982,623	0	
State	S1	274	548,000	0	
State	S3	18	36,000	0	
State	S4	125	4,573,385	0	
State	S5	68	4,773,889	0	
State	SA	1	13,616	0	
State	SJ	10	621,488	0	
State	SN	27	982,915	0	
State	SP	287	549,185	0	
State	SV	115	2,560,246	0	
	State TOTALS >>>		16,641,347	0	
4		228	1,232,353		77,846,629
Cusseta	FSW	88	376,476	0	
Cusseta	S1	71	142,000	0	
Cusseta	S3	8	16,000	0	
Cusseta	S4	40	160,000	160,000	
Cusseta	S5	9	504,826	504,826	
Cusseta	SP	12	33,051	33,051	
	Cusseta TOTALS >>>		1,232,353	697,877	
81			**41,881,177**	**19,608,108**	

DESCRIP	COUNT	ACRES	VALUE40
	1	54.00	25,956
AGRICULTURAL	524	12,064.11	11,050,189
COMMERCIAL	462	344.80	12,997,439
CONSERVATION	150	13,004.50	6,115,045
FLPA	10	5,701.38	2,098,749
INDUSTRIAL	55	698.76	947,648
PREFERENTIAL	5	18.41	64,745
RESIDENTIAL	3,835	2,836.89	32,768,525
UTILITY	16	6.92	9,793,220
	5,058	**34,729.77**	**75,861,516**

DESCRIP	COUNT	ACRES	VALUE40
HDE	0	0.00	0
MOBILE HOME	300	0.00	1,313,362
MOTOR VEHICLE	848	0.00	938,650
TIMBER	10	0.00	965,454
	1,158	**0.00**	**3,217,466**

Code	Count	State
FSW	306	1,982,623

S1	274	548,000
S3	18	36,000
S4	125	4,573,385
S5	68	4,773,889
SA	1	13,616
SJ	10	621,488
SP	287	549,185
SV	115	2,560,246
SN	27	982,915
Total		16,641,347

	State
Gross Taxable	79,078,982
Less Exemptions	16,641,347
Net Taxable	62,437,635
MILLS	0.00000000
TAXES	0

I, **Judy Liles**, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is a true and correct consolidation of all the tax returns from the taxpayer (or assessed against defaulters) in said county of **Chattahoochee County** for the year 2026, and duplicate digests have been made and delivered to the county governing authority and tax collector of said county as required by law

.Witness my hand and official signature, this _____ day of _____, 20_____ R.T.R.

STATE OF GEORGIA

COUNTY OF _Chattahoochee_

AFFIDAVIT OF ATTENDING MEMBERS

The Chattahoochee County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The __Chattahoochee__ County Board of commissioners met in a duty advised meeting on Sept 28, 2026.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 10:30 (a.m.)/p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

_____ Consultation with the county attorney or legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A.§ 50-14-2(1)

_____ Discussion of tax matters made confidential by the state law as provided by O.C.G.A. § 50-14-2(2) and *(insert the citation to the legal authority making the tax matter confidential)* _____

_____ Discussion or voting on

_____ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

_____ Authorizing negotiations to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3 (b)(1)(B)

_____ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

_____ Entering a contract for the purchase, disposal of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

_____ Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14- 3 (b)(1)(E)

_____ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

_____ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)

X Other *(describe the exemption to the open meetings law)*: personnel, legal as provided in *(insert the citation to the legal authority exempting the topic)*

5.

____ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

____ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

____ the attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with O.C.G.A. § 50-14-3(e)(2)(C) and will be filled and help for in camera inspection only.

This 25 day of Sept., 2026.

County Manager

County Board Commissioners Chairman

Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

Sworn to and subscribed before me this 25 day of Sept. 2026

Notary Public

My Commission expires:

Oct 8, 2029

The Board of Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

Sept. 28, 2026 – BOC Work Session

PLEASE SIGN IN

So we can record your attendance

1. Lynda White
2. Lahn Brown
3. _____
4. _____
5. _____
6. _____
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The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia

Sept. 28, 2026 – BOC Called Meeting

PLEASE SIGN IN

So we can record your attendance

1. Linda White
2. _____
3. _____
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