

**MINUTES  
DEKALB COUNTY BOARD OF ASSESSORS  
April 30, 2026**

A meeting of the DeKalb County Board of Assessors was held on Thursday, April 30, 2026. Present were the following:

**Charlene Fang, Assessor, Chair  
Robert A. Burroughs, J.D., Assessor, Vice-Chair  
Joseph Kusmik, MA, Assessor  
Genet Hopewell, J.D., Assessor  
Kathleen A. Andres, Assessor  
Calvin C. Hicks, Chief Appraiser/BTA Secretary  
Teresa Nealey, Recording Secretary  
Donna Rosser, Assistant Chief Appraiser  
Brian Jennings, Deputy Chief Appraiser – Residential  
Vance Clements, Supervisor – Business Personal Property  
Geoffrey Johnson– Appraiser Supervisor- Commercial**

**ABSENT**

**Brentnol Baker, Deputy Chief Appraiser – Commercial**

**CALL TO ORDER**

The Chair declared a quorum and called the meeting to order at 9:30 a.m.

**APPROVAL OF AGENDA**

The Chair stated that the 4/30/26 Agenda had been received. She called for a motion to approve it, made by Robert Burroughs, who requested that an Executive Session be added to the agenda for the purpose of discussing pending litigation, seconded by Joe Kusmik. The motion carried unanimously.

**APPROVAL OF MINUTES**

The Chair called for a motion to approve the Minutes of 4/9/26. Robert Burroughs made a motion for Approval of the Minutes of 4/9/26, seconded by Kathleen Andres. The motion carried unanimously.

**CITIZEN TIME**

No citizens requested time to address the Board.

### **NICOLE GOLDEN – TAX COMMISSIONER**

The Chair welcomed Ms. Golden to the meeting. She thanked the Board for having her and said it was a pleasure for her to be here, to observe and to have the Property Appraisal Department as a partner. She stated that whatever is needed, her department is here to help and support. She was introduced to everyone around the table, and she answered questions from the Board. After the meeting, the Chair thanked her for coming.

### **BOARD DISCUSSION AND ACTION ON STAFF RECOMMENDATIONS**

The Chair called for a discussion of Staff Recommendations on batches 1 through 12. After discussion, the Chair called for a motion to approve Staff Recommendations, made by Robert Burroughs, and seconded by Kathleen Andres. The motion carried unanimously.

### **STAFF REPORTS**

See attached.

### **CHIEF APPRAISER'S REPORT**

See attached.

### **APPROVAL OF 2026 REAL ESTATE VALUES**

The following is a list of the reports that were included on the flash drive that was delivered to the Board members before this meeting. Calvin Hicks thoroughly reviewed these reports with the Board at this meeting.

2023 to 2026 Digest Comparison

2026 AA202 Value Allocation

2026 City of Atlanta Final Ratio

2026 Consolidation Report

2026 COUNT OF REASON CODES USED

2026 County Residential Final Sales Ratio

2026 Market Modeling Executive Summary

Assessment Value Changes – 2026 vs 2025

Commercial TY 2026 Sales Ratio – After

Commercial TY 2026 Sales Ratio - Before

New and Reval 042826

UPDATED PARAMETERS FOR ACCEPTABLE VALUES - 2026

Residential Beginning Sales 2026

H6 and 299c Spreadsheets, Property Review Forms and Pictures

After the Board members reviewed the above reports, Calvin Hicks recommended adoption of the 2026 values as presented. Joe Kusmik motioned to adopt the 2026 values and authorize the mailing of Notice of Assessments, seconded by Robert Burroughs. The motion carried unanimously.

Calvin Hicks commended staff for their diligence and hard work.

**EXECUTIVE SESSION**

At 11:05 a.m., the Chair called for a motion to adjourn into Executive Session to discuss pending litigation, made by Robert Burroughs and seconded by Genet Hopewell. The motion carried. Following the discussion, at 11:24 a.m., the Chair called for a motion to adjourn back into General Session – Robert Burroughs made a motion to adjourn out of Executive Session into General Session, seconded by Genet Hopewell.

The motion carried unanimously.

The Board reconvened to the General session, and Robert Burroughs reported that no action was taken.

This session was conducted in accordance with O.C.G.A. 50-14-4 (The Open Meetings Act.)

**APPROVAL OF 2026 H6 & 299c REPORTS**

Calvin Hicks discussed the 2026 299c and H6 spreadsheets, property review forms, and pictures with the Board. Mr. Hicks stated that all H6 & 299c changes and the documents associated have been provided to the Board on the flash drive and by hard copy. Please note that a member of staff has visited each parcel listed.

After discussion, Robert Burroughs made a motion to approve the H6 and 299c reports, seconded by Genet Hopewell. The motion carried.

**ADJOURNMENT**

The Chair called for a motion to adjourn at 11:29 am, made by Robert Burroughs and seconded by Genet Hopewell. The motion carried.

This meeting was conducted in accordance with O.C.G.A. 50-14-(1-6).

Signed by:

  
Calvin C. Hicks, Jr.

Chief Appraiser/BTA Secretary

Date Approved: 5-14-26